



264 Riviera Way Cochrane Alberta

\$739,900

Welcome to 264 Riviera Way, where elevated everyday living meets the incredible riverside lifestyle of one of Cochrane's most sought-after communities. Set in RIVIERA and just steps from the BOW RIVER and its extensive pathway system, this beautifully finished home offers the perfect balance of nature, comfort, and convenience. Built in 2020 by TRICO HOMES, this 2,273 SQ.FT. TWO-STORY has been thoughtfully designed for both everyday living and entertaining. Step inside to a bright OPEN-CONCEPT MAIN FLOOR featuring 9' CEILINGS, LUXURY VINYL PLANK FLOORING, and a welcoming layout filled with natural light. At the heart of the home, the stunning WHITE KITCHEN features FULL-HEIGHT CABINETRY, QUARTZ COUNTERTOPS, a generous CENTRAL ISLAND, pull-out storage, and BUILT-IN STAINLESS STEEL APPLIANCES including a GAS RANGE. The kitchen flows seamlessly into the dining area and inviting living room, where a GAS FIREPLACE creates a warm gathering space for family and friends. A MAIN-FLOOR OFFICE adds flexibility for working from home. Upstairs, a spacious BONUS ROOM provides the perfect setting for movie nights or relaxed family time. The PRIMARY RETREAT offers a WALK-IN CLOSET and a beautifully appointed 5-PIECE ENSUITE, while TWO ADDITIONAL BEDROOMS, a full bathroom, and convenient UPPER-LEVEL LAUNDRY complete the floor. The FULLY FINISHED BASEMENT expands the living space with a generous REC ROOM, OFFICE/FLEX SPACE, 2-PIECE BATHROOM, and excellent storage, ideal for a home gym, games room, workspace, or additional family living. Outside, the backyard has been designed as a private retreat with a CUSTOM DECK, HOT TUB, and PRIVACY SCREENS, creating a space made for summer evenings, weekend entertaining, and year-round relaxation. An upgraded FRONT STONE PATIO adds another inviting outdoor space, while CENTRAL AIR CONDITIONING, CEMENT FIBRE BOARD, and a HEATED DOUBLE ATTACHED GARA...

Other 9.42 Ft x 7.92 Ft

Recreational, Games room 19.67 Ft x 15.25 Ft

Furnace 19.67 Ft x 8.08 Ft

Workshop 13.92 Ft x 11.75 Ft

2pc Bathroom 6.33 Ft x 4.92 Ft

2pc Bathroom 6.83 Ft x 2.75 Ft

Bonus Room 15.17 Ft x 13.67 Ft

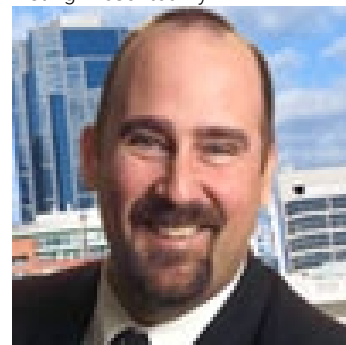
Laundry room 6.83 Ft x 5.58 Ft

Primary Bedroom 14.92 Ft x 13.92 Ft

Bedroom 12.33 Ft x 10.92 Ft

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Listing Presented By:



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Kitchen	14.50 Ft x 11.33 Ft	Bedroom	12.33 Ft x 10.92 Ft
Dining room	13.17 Ft x 9.42 Ft	4pc Bathroom	10.67 Ft x 4.92 Ft
Living room	15.75 Ft x 11.75 Ft	5pc Bathroom	15.92 Ft x 10.33 Ft
Den	7.92 Ft x 5.67 Ft		