



# 297 Riviera Way Cochrane Alberta

\$799,000

Welcome to this brand new luxury villa bungalow in the highly sought-after estate community of Riviera in beautiful Cochrane. Thoughtfully designed with upscale finishes and a functional layout, this home offers an elevated lifestyle in a serene natural setting. Inside, the bright open-concept design showcases modern elegance and high-end details throughout. The gourmet kitchen includes quartz countertops, designer cabinetry, and generous prep space, making it ideal for both everyday cooking and entertaining. The living area is centered around a sleek fireplace that creates a warm and inviting atmosphere year-round. The main level features a spacious primary suite with a walk-in closet and a spa-inspired ensuite, providing a comfortable and private retreat. A convenient main-floor laundry room adds everyday practicality, while direct access to a private outdoor deck offers the perfect place to enjoy morning coffee or host evening gatherings. The home also includes rough-ins for air conditioning and irrigation, allowing for future upgrades with ease. The fully finished basement adds exceptional versatility with space for a family room, guest bedrooms, a home office, a gym, or a combination that suits your lifestyle. This level offers comfort and flexibility whether you are entertaining or enjoying quiet time at home. A double attached garage provides ample room for vehicles and additional storage. The beautifully landscaped surroundings enhance the home's curb appeal and contribute to the peaceful atmosphere of the property. Located in Cochrane's prestigious Riviera community, this home is just steps from walking paths, the Bow River, parks, schools, and convenient amenities, all within a vibrant and welcoming neighborhood. Whether you are looking to downsize in style or begin a new chapter in luxury living, this exceptional bungalow offers a perfect combination of comfort...

4pc Bathroom 8.25 Ft x 8.50 Ft

Other 7.83 Ft x 3.42 Ft

Bedroom 11.58 Ft x 12.25 Ft

Bedroom 11.92 Ft x 12.33 Ft

Recreational, Games room 24.00 Ft x 18.50 Ft

Furnace 8.00 Ft x 14.08 Ft

Dining room 16.17 Ft x 7.67 Ft

Foyer 7.17 Ft x 6.67 Ft

Kitchen 16.25 Ft x 13.50 Ft

Laundry room 8.17 Ft x 5.08 Ft

Living room 12.50 Ft x 13.33 Ft

Other 8.25 Ft x 8.83 Ft

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Listing Presented By:



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eXp Realty

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**RE/MAX Realty Professionals**

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2pc Bathroom 5.00 Ft x 5.17 Ft  
5pc Bathroom 8.33 Ft x 16.67 Ft

Primary Bedroom 11.92 Ft x 12.83 Ft  
Other 8.25 Ft x 7.17 Ft