



63 Riviera Court Cochrane Alberta

\$849,900

Welcome to Rivers Edge, where luxury villa living meets the natural beauty of the Bow River. Perfectly positioned in the tranquil community of Riviera, this exceptional semi-detached walk-out bungalow offers an unparalleled lifestyle in Cochrane. With a breath taking view and a location that truly cannot be beat, this home blends peaceful surroundings with refined comfort. Situated on a quiet, private street and backing directly onto the river, you can unwind in your spa-like backyard oasis that is complete with a hot tub, fully fenced yard, and professionally landscaped, low-maintenance grounds all while listening to the soothing sound of flowing water. A pathway just beyond your back gate invites you to enjoy scenic nature walks anytime. Inside, the home welcomes you with an expansive front entry and oversized closet, setting the tone for the open, airy design throughout. The main floor features 9-foot ceilings, a bright den, elegant powder room, and a stunning open-concept kitchen with a large centre island, quartz countertops, and high-end appliances, including a built-in gas range. The dining and living areas are filled with natural light and open onto a deck where river and mountain views create an unforgettable backdrop. The spacious primary retreat is also on the main level and offers a luxurious ensuite with double vanity, standalone shower, and walk-in closet with laundry hookups for added convenience. Downstairs, the fully finished walk-out basement is designed for both entertaining and relaxation, featuring a large recreation room with a show-stopping wet bar, a second cozy family room for movie nights, a bright second bedroom, a stylish 3-piece bath, dedicated laundry room, and generous storage space. Additional highlights include tankless hot water, solar panels, underground sprinklers and a single insulated attached garage. This is refined riverside living...

Storage 8.08 Ft x 15.33 Ft
 Furnace 5.33 Ft x 5.50 Ft
 3pc Bathroom 8.75 Ft x 4.92 Ft
 Laundry room 5.17 Ft x 6.50 Ft
 Recreational, Games room 13.42 Ft x 17.50 Ft
 Bedroom 10.83 Ft x 11.92 Ft
 Family room 10.75 Ft x 18.00 Ft
 Other 8.50 Ft x 7.25 Ft
 Kitchen 12.00 Ft x 15.58 Ft

Living room 12.00 Ft x 11.83 Ft
 Other 11.67 Ft x 9.75 Ft
 Other 10.67 Ft x 6.83 Ft
 Primary Bedroom 10.67 Ft x 15.50 Ft
 Den 8.00 Ft x 8.08 Ft
 Other 5.17 Ft x 4.25 Ft
 Other 9.67 Ft x 6.08 Ft
 2pc Bathroom 6.25 Ft x 4.83 Ft
 4pc Bathroom 9.42 Ft x 9.33 Ft

Listing Presented By:



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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

