

# **\$834,900 - 25 Riviera Place, Cochrane**

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MLS® #A2229368

**\$834,900**

3 Bedroom, 3.00 Bathroom, 2,515 sqft

Residential on 0.10 Acres

Riviera, Cochrane, Alberta

Welcome to this beautifully maintained home in the desirable community of Riviera! Located on a quiet CUL-DE-SAC and featuring durable CEMENT FIBRE SIDING, this home is designed for both style and longevity. Large windows throughout fill the space with natural light, highlighting the TILE and HARDWOOD FLOORING on the main level.

The kitchen is perfect for everyday living and entertaining, featuring dark cabinetry, light QUARTZ countertops, a CENTRAL ISLAND, and a PENINSULA with BREAKFAST BAR SEATING. The adjacent dining area opens to a spacious DECK, with a BUILT-IN SHED BELOW and a beautifully landscaped, TREED IN backyard offering privacy and an IRRIGATION SYSTEM for easy upkeep.

The living room is warm and inviting with a GAS FIREPLACE that has TILE SURROUND and a MANTLE. A stylish half bath with a FEATURE WALL completes the main floor.

Upstairs, youâ€™ll find a bright bonus room with FRENCH DOORS, EXTRA INSULATION between rooms for SOUNDPROOFING, and three spacious bedrooms including the primary bedroom. The primary bedroom features a 5-piece ENSUITE with DUAL VANITIES, a SOAKER TUB, a stand-alone shower, and TWO WALK-IN CLOSETS with CUSTOM BUILT-IN CABINETRY. A convenient UPSTAIRS LAUNDRY ROOM with a feature



wall, CENTRAL AIR CONDITIONING, and an OVERSIZED DOUBLE ATTACHED GARAGE add to the home's thoughtful design. The unfinished basement is ready for your future development.

This is the perfect blend of comfort, style, and location—don't miss your chance to call this Riviera gem home!

Built in 2014

**Essential Information**

MLS® #	A2229368
Price	\$834,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,515
Acres	0.10
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	25 Riviera Place
Subdivision	Riviera
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0V4

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, French Door Refrigerator, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Microwave, Range Hood, Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished



Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Landscaping
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	June 19th, 2025
Days on Market	7
Zoning	R-LD

Listing Details

Listing Office	eXp Realty
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