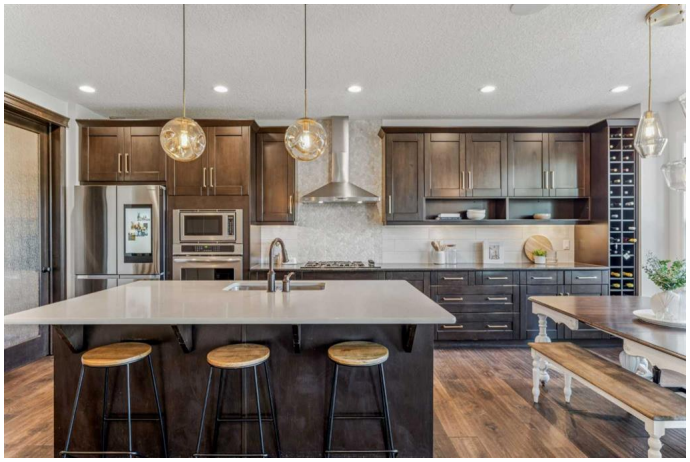
$1,100,000 - 50 Riviera View, Cochrane

MLS® #A2257769

$1,100,000
4 Bedroom, 4.00 Bathroom, 2,676 sqft
Residential on 0.01 Acres



Riviera, Cochrane, Alberta

Welcome to your RIVERFRONT RETREAT nestled into the prestigious COMMUNITY of RIVIERA!
This former Trico SHOW HOME was designed to maximize its one-of-a-kind location, offering UNOBSTRUCTED VIEWS of the Bow River, Rocky Mountains, and natural reserveâ€”with NO NEIGHBOURS BEHIND, only nature and tranquility at your back door.

From the curb, the EXTRA-WIDE CUSTOM PAVING STONE driveway and charming exterior make an immediate impression. Inside, the grand foyer with OPEN-TO-BELOW ceilings, 7 Â½â€• oil-rubbed HARDWOOD floors, and floor-to-ceiling windows creates a bright, welcoming space where every sightline captures those breathtaking river valley views.

The chef-inspired kitchen is both stylish and functional, featuring an OVERSIZED ISLAND, QUARTZ COUNTERTOPS, MAPLE CABINETRY with a BUILT-IN WINE RACK, stainless steel appliances, and a GAS COOKTOP. The open living room, anchored by a STONE-SURROUND GAS FIREPLACE, is perfect for gathering, while the FULL-WIDTH rear DECK invites you to relax and take in the stunning scenery.

Upstairs, a central BONUS ROOM separates the kidsâ€™ bedrooms from the private primary bedroom. Wake up to endless views in your retreat, complete with a spa-like

ENSUITE offering a SOAKER TUB, 10mm TILE & GLASS SHOWER, DUAL VANITIES, and a WALK-THROUGH CLOSET that connects directly to the laundry room with sink and storage.

The FULLY FINISHED WALK OUT BASEMENT with RIVER VIEWS extends your living space, featuring its own KITCHENETTE with an island, 9â€™ CEILINGS, full-height windows, GAS FIREPLACE, bedroom, bathroom, and laundryâ€”perfect for extended family, guests, or multi-generational living.

Additional highlights include:
* Quartz countertops throughout
* Custom drapery & upgraded carpets
* 8â€™ main floor doors & built-in speakers
* DUAL FURNACES & two A/C UNITS for year-round comfort
* Double attached garage with 8â€™ doors, EXTRA HIGH CEILING, LED lighting & 220V wiring

Living in Riviera means access to the natural reserve, walking paths, the Bow River, golf, a local farmers market, and a pedestrian bridge leading to the off-leash dog park.

This is a rare opportunity to own a luxury riverside home that perfectly combines style, comfort, and location. Donâ€™t miss your chance to make this dream home yours!

Built in 2014

Essential Information

MLS® #	A2257769
Price	$1,100,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,676
Acres	0.01
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	50 Riviera View
Subdivision	Riviera
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0Y7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Additional Parking
# of Garages	2
Waterfront	River Front

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Walk-In Closet(s), Stone Counters
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2025
Days on Market	22
Zoning	R-LD

Listing Details

Listing Office	eXp Realty

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