

\$1,125,000 - 50 Riviera View, Cochrane

MLS® #A2250965

\$1,125,000

4 Bedroom, 4.00 Bathroom, 2,676 sqft

Residential on 0.10 Acres

Riviera, Cochrane, Alberta

Welcome to your RIVER VIEW RETREAT in the prestigious SEMI-ESTATE COMMUNITY OF RIVIERA! This FORMER TRICO SHOWHOME was custom designed to capture BREATHTAKING, UNOBSTRUCTED VIEWS of the BOW RIVER, ROCKY MOUNTAINS, AND NATURAL RESERVE™ with NO NEIGHBOURS BEHIND, just endless beauty and serenity right at your doorstep.

From the moment you arrive, the EXTRA-WIDE CUSTOM PAVING STONE DRIVEWAY and CHARMING CURB APPEAL set the tone. Step inside to a GRAND FRONT ENTRY with SOARING OPEN-TO-BELOW CEILINGS, 7 ½" OIL-RUBBED HARDWOOD FLOORS, and FLOOR-TO-CEILING WINDOWS flooding the home with natural light while framing the stunning river views from all three levels. The CHEF-INSPIRED KITCHEN is perfect for entertaining, featuring an OVERSIZED ISLAND, QUARTZ COUNTERS, MAPLE CABINETRY, BUILT-IN WINE RACK, STAINLESS-STEEL APPLIANCES, and GAS COOKTOP. Gather with family and friends in the LIVING ROOM ANCHORED BY A STONE-SURROUND GAS FIREPLACE, or step outside to the FULL-WIDTH REAR DECK and take in the sweeping views of the river valley.

Upstairs, a CENTRAL BONUS ROOM separates the kids' wing from the PRIVATE PRIMARY RETREAT. Wake up to UNINTERRUPTED VIEWS from the



PRIMARY SUITE and unwind in the SPA-LIKE ENSUITE with 10MM TILE-AND-GLASS SHOWER, SOAKER TUB, DUAL VANITIES, and an OVERSIZED WALK-IN CLOSET that flows directly into the LAUNDRY ROOM WITH SINK AND STORAGE.

The FULLY FINISHED WALKOUT BASEMENT offers an ILLEGAL MOTHER-IN-LAW SUITE with a FULL KITCHEN, ISLAND, 9' CEILINGS, FULL-HEIGHT WINDOWS, GAS FIREPLACE, BEDROOM, FULL BATHROOM, and ITS OWN LAUNDRY—ideal for EXTENDED FAMILY, GUESTS, OR MULTI-GENERATIONAL LIVING.

Every detail has been thoughtfully designed, including QUARTZ COUNTERS THROUGHOUT, CUSTOM DRAPERY, UPGRADED CARPETS, 8' MAIN FLOOR DOORS, BUILT-IN SPEAKERS, DUAL FURNACES, and TWO A/C UNITS for year-round comfort. The DOUBLE ATTACHED GARAGE is equally impressive with 8' TALL DOORS, EXTRA HEIGHT CEILINGS, LED LIGHTING, and 220V PLUG WIRING—perfect for storage, hobbies, or a workshop.

RIVIERA COMMUNITY is one-of-a-kind, offering OVER 100 ACRES OF NATURAL RESERVE, 19 KM OF PATHWAYS, and DIRECT ACCESS TO THE RIVER, GOLF, LOCAL FARMERS MARKET and PEDESTRIAN BRIDGE TO OFF-LEASH DOG PARK.

This RARE RIVERSIDE PROPERTY truly blends LUXURY, LIFESTYLE, AND LOCATION—an opportunity that doesn't come along often. Don't miss your chance to call this DREAM HOME yours!

Built in 2014

Essential Information

MLS® #	A2250965
Price	\$1,125,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,676
Acres	0.10
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	Additional Parking, Double Garage Attached, Garage Door Opener, Garage Faces Front, Front Drive
# 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, Stone Counters, Walk-In Closet(s)
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	Gas, Living Room, Basement, Mantle, Stone
Has Basement	Yes
Basement	Full, 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	Cement Fiber Board, Concrete, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 27th, 2025
Days on Market	19
Zoning	R-LD

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.