

# \$769,000 - 22 Riviera Place, Cochrane

MLS® #A2253651

**\$769,000**

3 Bedroom, 3.00 Bathroom, 2,303 sqft  
Residential on 0.09 Acres

Riviera, Cochrane, Alberta

**\*\* OPEN HOUSE SAT SEPT 20TH 12-2PM\*\*.**

Welcome to 22 Riviera Place, a stunning sanctuary nestled in a serene neighborhood near the Bow River and a scenic nature reserve. This beautiful home offers 3 bedrooms and 2.5 bathrooms, boasting an expansive open floor plan with over 2,300 square feet of living space, ideal for both entertaining and everyday comfort. At the heart of the home is a cozy gas fireplace and a chef's dream kitchen, complete with a gas cooktop, wall ovens, quartz countertops, and an island with abundant cabinetry and a spacious pantry. The upper level features the convenience of laundry facilities, a built-in desk space, and a generous bonus room with impressive 9-foot ceilings. The luxurious master ensuite serves as a true retreat, presenting a 5-piece oasis with a separate tub and shower, along with a sizable walk-in closet. Outside, you can enjoy the tranquility of your composite deck overlooking the nearby nature reserve. Additional features include an oversized double attached garage and an unfinished basement ready for your personal touch. The hardy board siding adds to the home's strong curb appeal. This residence is a perfect blend of elegance and practicality. Experience the charm and comfort of 22 Riviera Place today!

Built in 2013

## Essential Information



MLS® #	A2253651
Price	\$769,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,303
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	22 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	Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Oven-Built-In, Gas Cooktop
Heating	Forced Air, Natural Gas
Cooling	None
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, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 5th, 2025
Days on Market	11
Zoning	R-LD

**Listing Details**

Listing Office	CIR Realty
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