

# \$849,900 - 15 Riviera Court, Cochrane

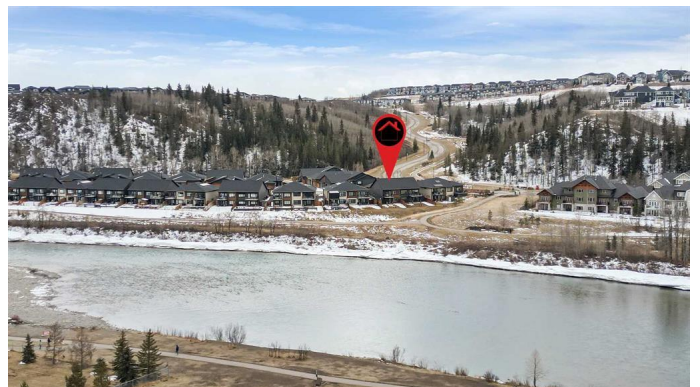
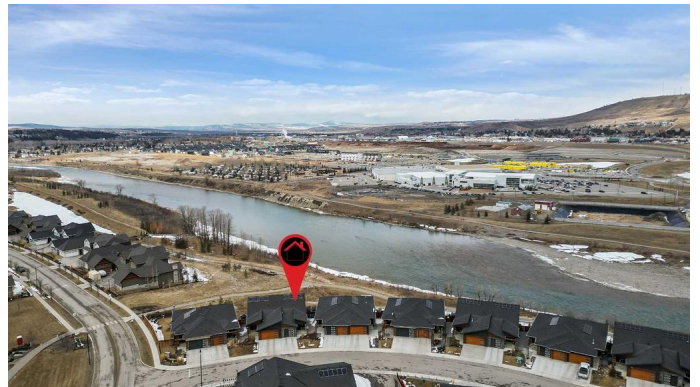
MLS® #A2204430

**\$849,900**

2 Bedroom, 3.00 Bathroom, 1,172 sqft  
Residential on 0.08 Acres

River Song, Cochrane, Alberta

\* Welcome to RIVER'S EDGE \* A new standard in successful luxury living by Jayman BUILT. PREMIER LOCATION BACKING ONTO THE BOW RIVER VALLEY â€“ VILLAS and RESORT LIFESTYLE LIVING. The look of your home says a lot about you. Whether you want to give the impression of classic elegance or modern style, your home should be exciting, like a castle. Discover Estate Single Level Living with all the best right at your doorstep! High-end design, style, smart home, and architecture, complete this bungalow villa. Quality finishing and prized wealth abound in this home. Situated on a quiet private street with a west-facing rear yard, all on a low-maintenance homesite. This picturesque enclave nestled within the community of Riviera boasts views of the Bow River & majestic Rocky Mountains. All of which are surrounded by parks & pathways with tree-lined boulevards. Featuring West Coast & Urban Contemporary Design, you will discover the award-winning Sawyer floor plan featuring a FULLY FINISHED WALK-OUT basement overlooking the wonderful yard close to the green space with a walking path. This gorgeous Bungalow will have you at Hello. As you enter, you seamlessly pass the open DEN & are welcomed into a stunning open kitchen area with a soaring 9ft main accented with QUARTZ countertops, sleek stainless steel KitchenAID appliances & lovely large center island. Both the Great Room & Owner's Suite boast amazing site lines, with the primary



bedroom including a "spa-like" en suite showcasing dual vanities, a stand-alone shower, an oversized soaker tub & walk-in closet with laundry for ease of convenience. The FULLY FINISHED walk-out lower level showcases a covered outdoor patio, a REC ROOM, BEDROOM, WET BAR, STORAGE SPACE, 2ND FAMILY ROOM, and a 4PC FULL BATHROOM! Feature bonus: a power awning on the upper wood deck, epoxy finished garage floor, water softener, exterior storage shed, tankless water softener, active HRV and air purification system, triple pane windows, six solar panels, wide plank hardwood floors, gemstone eave lighting, high ceilings, and your SINGLE ATTACHED GARAGE - ideal for Alberta's weather! River's Edge takes its inspiration from the surrounding natural environment. That natural environment has shaped and influenced the architectural style and landscape features within the community. The materials comprise natural stone, wood, and dark metal to create a sense of grandeur while still accenting the natural environment and its existing features. River's Edge boasts river and mountain views of the fantastic town of Cochrane. Backs onto the large natural area. New park and pathways\*22 Kilometer drive to Calgary. 72 Places to Eat and Drink in Cochrane and 16 Sports Fields. **\*\*Outstanding!\*\*** Truly estate living with a quality lifestyle close to Canada's best city. Call your friendly REALTOR(R) today to book a viewing!

Built in 2020

### **Essential Information**

MLS® #	A2204430
Price	\$849,900
Bedrooms	2
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,172
Acres	0.08
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Villa
Status	Active

### **Community Information**

Address	15 Riviera Court
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2V8

### **Amenities**

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Smart Home, Stone Counters, Tankless Hot Water, Walk-In Closet(s), Solar Tube(s)
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Awning(s), Courtyard, Lighting, Private Yard, Rain Gutters
Lot Description	Interior Lot, Street Lighting
Roof	Asphalt Shingle

Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	13
Zoning	R-MX

### **Listing Details**

Listing Office	Jayman Realty Inc.
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