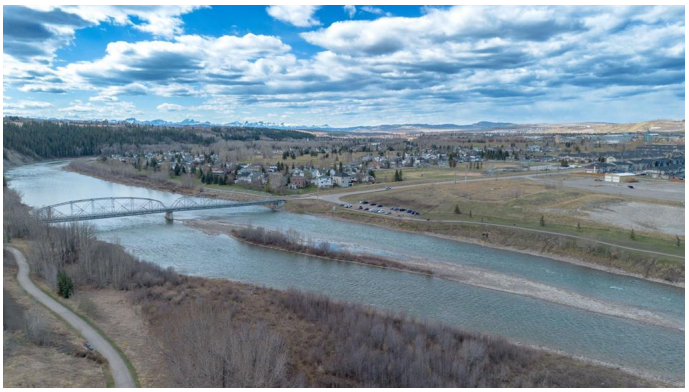
$1,050,000 - 166 Riviera View, Cochrane

MLS® #A2215930

$1,050,000
4 Bedroom, 4.00 Bathroom, 2,186 sqft
Residential on 0.11 Acres



Riviera, Cochrane, Alberta

Welcome to your dream family home, perfectly situated along the picturesque Bow River with direct access to walking paths and Cochraneâ€™s extensive trail system. This beautifully upgraded 4-bedroom, 4-bathroom home offers the ideal blend of space, style, and location for active families who love both indoor comfort and outdoor adventure.

Step inside to a bright and inviting open-concept main floor, where large windows frame stunning river views. The heart of the home is a gorgeous chef-inspired kitchen featuring premium appliances, corner pantry for extra storage, a built-in wine rack, elegant cabinetry, and plenty of counter space for cooking and gathering. The spacious living area is centered around a beautiful gas fireplace, perfect for cozy family evenings. The upgraded rear deck features glass railings to capture an unobstructed view of the river. Upstairs, three large bedrooms and a bonus room provide private retreats for the whole family, including a generous primary suite with a spa-like ensuite which includes dual sinks, a large soaker tub, plus a huge walk-in closet. The upper level laundry room will be appreciated too. The fully finished basement adds even more flexibility â€“ ideal for a kidsâ€™ playroom, teen lounge, home gym, or guest suite, plus it offers a fourth bedroom and full bathroom.

Outside, enjoy a large backyard that backs

directly onto the river and trail system â€“ perfect for biking, dog walks, or weekend family strolls. The lower patio area offers sitting areas for any weather with a covered rear porch space, private hot tub area, separate fenced section thatâ€™s perfect for keeping the dogs off the grass, plus a large green area for the kids to play or to plant a little garden and a custom shed. A heated, finished, oversized attached garage offers plenty of space for vehicles, bikes, and all your outdoor gear. To top it off, this home also comes with an extra wide driveway for additional parking plus central air conditioning, keeping you comfortable every single day.

With thoughtful upgrades throughout, breathtaking natural surroundings, and room for your family to grow and thrive, this is more than just a house â€“ it's a forever home.

Donâ€™t miss this rare opportunity to live riverfront in comfort and style â€“ book your showing today!

Built in 2018

Essential Information

MLS® #	A2215930
Price	$1,050,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,186
Acres	0.11
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	166 Riviera View
Subdivision	Riviera
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0Z1

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Oversized
# of Garages	2

Interior

Interior Features	Granite Counters, Quartz Counters
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Gas Stove, Microwave
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Creek/River/Stream/Pond, Views
Roof	Asphalt Shingle
Construction	Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	April 30th, 2025
Days on Market	48
Zoning	R-LD

Listing Details

Listing Office	CIR Realty

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