

# \$1,199,000 - 66 Riviera View, Cochrane

MLS® #A2210242

**\$1,199,000**

3 Bedroom, 4.00 Bathroom, 2,524 sqft  
Residential on 0.10 Acres

River Song, Cochrane, Alberta

Step into contemporary luxury with this stunning customized home, perfectly positioned on the edge of the Bow River. With expansive views and thoughtful design, this home offers a sought-after lifestyle in one of Cochrane most popular neighbourhoods. Every detail has been considered—from the oversized garage with a bonus car lift, to the open-concept kitchen featuring a gas cooktop, built-in wall ovens, and streamlined cabinetry that blends style with functionality. The heart of the home is built for both everyday living and stylish entertaining. The custom fireplace gives family and guests a cosy area to relax in the evenings while enjoying the beautiful views from the bright windows.

Upstairs, soaring scissor vault ceilings create a sense of space and light, while large windows capture endless natural light and frame the riverfront views. Each room feels bright, fresh, and open, designed to connect you to nature while maintaining a modern aesthetic. The primary suite offers a massive area for a king sized bed while the stunning ensuite showcases dual vanities, dual closets, and an overall spa-like feel. The upper level laundry room adds extra convenience and the two extra bedrooms are bright and spacious. The bonus room can be used as flex space, perfect for a home office or a tv room.

The fully finished walkout basement extends your living space with room to relax, watch a movie with the the built in projector, or enjoy a workout while soaking in the views, all with



direct access to the river pathways and beautifully landscaped backyard. Whether it's morning coffee on the patio or sunset views from your upper deck, this home invites you to slow down and soak it all in. Sleek. Sophisticated. Spacious. This is riverfront living at its best.

Built in 2015

### Essential Information

MLS® #	A2210242
Price	\$1,199,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,524
Acres	0.10
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	66 Riviera View
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0Y7

### Amenities

Parking Spaces	5
Parking	Additional Parking, Double Garage Attached, Oversized, 220 Volt Wiring, See Remarks
# of Garages	2

### Interior

Interior Features	Quartz Counters
Appliances	Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
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, Views
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 22nd, 2025
Days on Market	1
Zoning	R-LD

## Listing Details

Listing Office	CIR Realty
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