\$899,900 - 206 Riviera View, Cochrane

MLS® #A2256023

\$899,900

3 Bedroom, 4.00 Bathroom, 2,260 sqft Residential on 0.10 Acres

Riviera, Cochrane, Alberta

Welcome to your dream home in the prestigious Riviera community, where timeless design meets modern smart-home living.

MAIN FLOOR ELEGANCE

From the moment you step inside, the open-to-below foyer sets the tone with natural light pouring through expansive windows and the architectural beauty of exposed ceiling beams. A dedicated home office and stylish powder room make the main floor both functional and inviting, while the Nest Smart System adds functionality.

The gourmet kitchen is the heart of the homeâ€"featuring upgraded appliances, a gas cooktop with chimney hood fan, oversized island, and striking feature walls. The adjoining living room is anchored by a gas fireplace that adds warmth and charm to the airy, light-toned space.

ENTERTAINMENT & LIFESTYLE

The fully developed basement is an entertainer's paradise with 9-ft ceilings, a wet bar with bar fridge, a spacious theatre room, with unique beams and generous storage. Upstairs, a bright bonus room with unique feature walls offers flexible space for family living, 3 bedrooms inclusive of the master bedroom.

PRIVATE RETREAT

The west-facing kids' bedrooms showcase cozy shiplap details, while the primary suite is a true sanctuaryâ€"complete with its own fireplace, tinted windows, automatic blinds, and a spa-inspired 5-piece ensuite with soaker







tub, tiled shower, and a walk-through closet with barn door and custom organizers.

OUTDOOR OASIS

Step outside to your private, west-facing backyard, professionally landscaped with an elevated composite deck and glass railings, pergola, stone gas fire pit, and trees along the pie-shaped lot for added privacy. This is the perfect place to unwind or host summer gatherings.

NOTABLE FEATURES

Multiple custom feature walls throughout
Brand-new air conditioning unit
Automatic blinds & smart-home integration
Engineered hardwood flooring
West backyard with lush landscaping
Don't miss this rare opportunity to own a
fully upgraded smart home in Riviera—a
community known for its natural beauty, river
pathways, and family-friendly lifestyle.

Built in 2018

Essential Information

MLS® # A2256023 Price \$899,900

Bedrooms 3

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,260

Acres 0.10

Year Built 2018

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 206 Riviera View

Subdivision Riviera

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 0Z2

Amenities

Parking Spaces 5

Parking Double Garage Attached, Front Drive, Garage Faces Front, Heated

Garage, Additional Parking, Oversized, See Remarks

of Garages 2

Interior

Interior Features Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Open

Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet

Bar, Beamed Ceilings, Smart Home

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage

Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator,

Washer, Window Coverings, Built-In Oven

Heating Forced Air Cooling Central Air

Fireplace Yes # of Fireplaces 2

Fireplaces Electric, Gas, Living Room, Bedroom

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Fire Pit, Dog Run

Lot Description Back Yard, Front Yard, Landscaped, Pie Shaped Lot, Treed

Roof Shingle

Construction Wood Frame, Cement Fiber Board

Foundation Poured Concrete

Additional Information

Date Listed September 12th, 2025

Days on Market 47

Zoning R-LD

Listing Details

Listing Office eXp Realty

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