

# \$1,139,000 - 45 Riviera Crescent, Cochrane

MLS® #A2211184

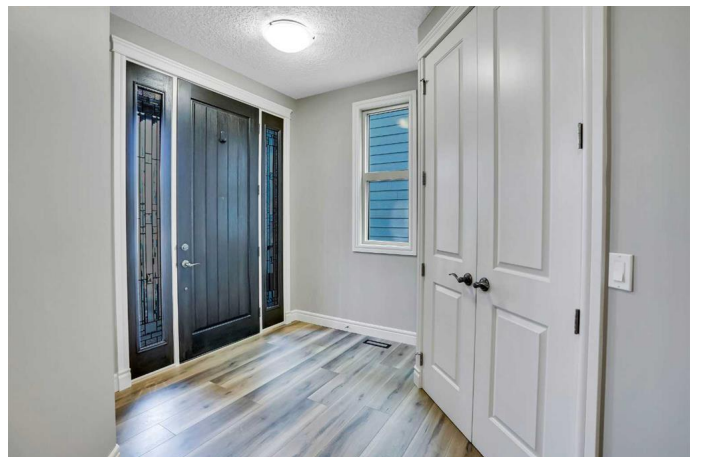
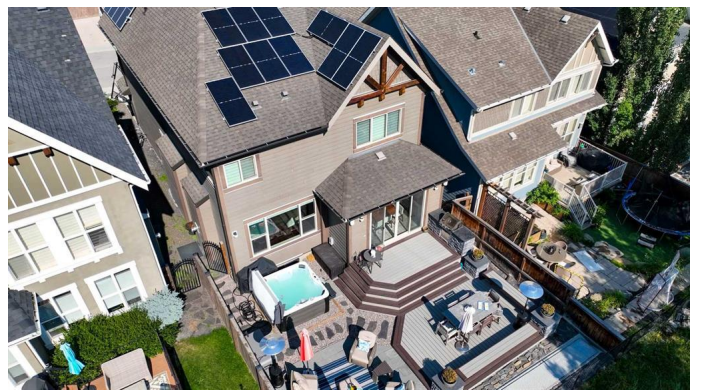
**\$1,139,000**

5 Bedroom, 4.00 Bathroom, 2,771 sqft  
Residential on 0.10 Acres

Riviera, Cochrane, Alberta

Imagine waking up to the gentle morning light streaming through your windows, as you sip your coffee in the cozy breakfast nook, watching deer gracefully wander through the lush natural reserve that borders your backyard. Welcome to your private retreat in the prestigious community of Riviera, where nature and luxury blend seamlessly to create a living experience like no other.

Step inside this meticulously designed home with 3,800+ sq. Ft. of living space, boasting breathtaking views. The open-concept main floor is the perfect space for entertaining, featuring soaring 9â€™™ ceilings, upgraded light fixtures, and an expansive granite kitchen island that serves as the heart of the home. The gourmet kitchen is a chefâ€™™s dream, adorned with a natural travertine backsplash, soft-close cabinetry, and a brand-new gas range. The pantry ensures plenty of storage, while a separate formal dining room offers an elegant space for hosting dinner parties. The great room, complete with ceiling speakers and a cozy stone gas fireplace, sits adjacent to the den, which serves as an ideal home office with its double sliding doors offering both function and privacy. From the kitchen and living area, double glass doors open onto your custom 2-tiered composite deck, complete with a built-in natural gas BBQ grill, where outdoor speakers set the perfect ambiance for â€œal frescoâ€• dining, and entertaining all year-round. The backyard, one of the best



views in Riviera, offers a perfect escape with uninterrupted views of the surrounding beauty.

Upstairs, an impressive bonus room offers the perfect space to unwind, whether it's movie nights, game time, or simply a cozy retreat for the whole family. The spacious primary suite is a true sanctuary, featuring unparalleled views of the natural reserve ensuring each day begins with a moment of serenity. The ensuite bathroom is thoughtfully designed with a soaker tub, tile shower, dual vanities, a separate make-up desk and a custom walk-in closet. Four additional bedrooms provide comfort, space, and versatility for family members and guests alike.

Enjoy year-round comfort with a dual-furnace system, upper-floor A/C, and a fully developed basement with large living space, a storage room, bar area, full bathroom and a bedroom that adds even more functionality to this exquisite home. Equipped with solar panels for energy efficiency and sustainability, ethernet connections in every room, a central vacuum rough-in, and brand-new flooring on the main floor and basement, and tons of upgrades, every detail of this home has been thoughtfully designed for modern living. The vibrant Riviera community enhances the lifestyle with scenic walking trails, proximity to the Bow River, and a tranquil yet convenient location just minutes from downtown Cochrane. This is more than a home, it's an experience. Welcome to the elevated lifestyle you deserve in Riviera.

Built in 2013

### **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | A2211184    |
| Price    | \$1,139,000 |
| Bedrooms | 5           |

|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,771       |
| Acres          | 0.10        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 45 Riviera Crescent |
| Subdivision | Riviera             |
| City        | Cochrane            |
| County      | Rocky View County   |
| Province    | Alberta             |
| Postal Code | T4C0T6              |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Granite Counters, Kitchen Island  |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Range, Microwave, Range, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Barbecue, BBQ gas line, Private Entrance, Built-in Barbecue |
| Lot Description   | Backs on to Park/Green Space, Rolling Slope, Conservation,  |

|              |  |
|--------------|--|
|              | Environmental Reserve                    |
| Roof         | Asphalt Shingle                          |
| Construction | Cement Fiber Board, Concrete, Wood Frame |
| Foundation   | Poured Concrete                          |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 12               |
| Zoning         | R-LD             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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