

# \$879,900 - 21 Riviera Place, Cochrane

MLS® #A2184789

**\$879,900**

4 Bedroom, 4.00 Bathroom, 2,552 sqft  
Residential on 0.11 Acres

Riviera, Cochrane, Alberta

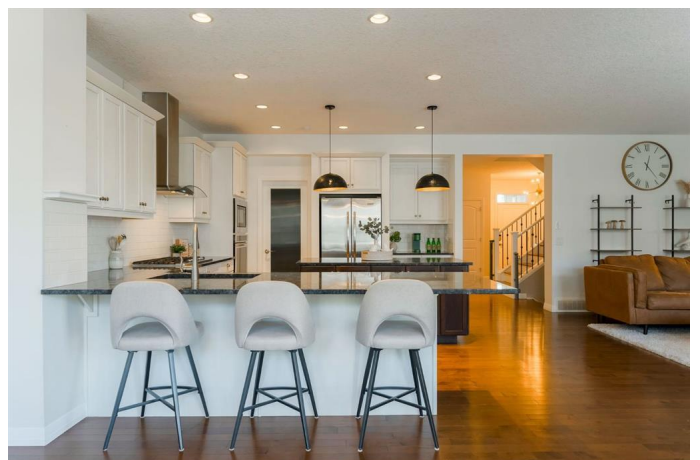
OPEN HOUSE SATURDAY APRIL 12 1PM - 3PM | Nestled in a quiet CUL-DE-SAC in the sought-after community of Riviera, this exceptional home is just a short walk from the Bow River and an extensive pathway system. Designed for modern living, the open-concept floor plan features gorgeous upgrades throughout.

The heart of the home is the high end kitchen, boasting GRANITE COUNTERTOPS, a large ISLAND, sleek WHITE CABINETRY, and a built-in appliance package. The spacious living area is warmed by a GAS FIREPLACE.

Upstairs, the CENTRAL BONUS ROOM provides additional family space, complemented by 3 GENEROUSLY SIZED BEDROOMS. The primary bedrooms is a true oasis, featuring a SPA-LIKE ENSUITE with DOUBLE SINKS, a classic soaker tub, a separate shower, and a WALK-IN CLOSET. A conveniently located upper-level laundry room adds to the home's practicality, while AIR CONDITIONING has been added to 1 furnace for the upper floor to ensure year-round comfort.

The FULLY FINISHED BASEMENT extends your living space with a large REC ROOM with a BAR, a DEN, a fourth bedroom, and a full bathroom.

Outside, enjoy the fully landscaped backyard,



complete with lots of trees, a wood fence for privacy and an oversized deckâ€”perfect for entertaining! NEW SOLAR PANELS have been installed and offset the cost of the panels each month.

This impeccably maintained home offers the perfect balance of luxury and function in a prime location. Book your showing today!

Built in 2014

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2184789    |
| Price          | \$879,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,552       |
| Acres          | 0.11        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 21 Riviera Place  |
| Subdivision | Riviera           |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 0V4           |

**Amenities**

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

## Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Dry Bar |
| Appliances        | Bar Fridge, Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer                                          |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                         |
| Cooling           | Central Air                                                                                                                   |
| Fireplace         | Yes                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                             |
| Fireplaces        | Gas, Living Room                                                                                                              |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Finished, Full                                                                                                                |

## Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                            |
| Lot Description   | Back Yard, Front Yard, Landscaped, Many Trees, Street Lighting, Cul-De-Sac, Yard Lights |
| Roof              | Asphalt Shingle                                                                         |
| Construction      | Composite Siding, Concrete, Wood Frame                                                  |
| Foundation        | Poured Concrete                                                                         |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 27th, 2025 |
| Days on Market | 50                  |
| Zoning         | R-LD                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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