

**80 Riviera Crescent
Cochrane, Alberta**

MLS # A2164243



\$925,000

Division:	Riviera		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,258 sq.ft.	Age:	2014 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: TV Wall Mounts, All Lighting Fixtures Attached

OPEN HOUSE SUNDAY NOV 10TH 2PM - 4PM! Welcome to your dream home in the picturesque community of Riviera! This beautifully designed and UPDATED residence offers a perfect blend of modern elegance and functional living spaces, ideal for families and entertaining. As you step inside, you'll be greeted by an expansive OPEN-CONCEPT LAYOUT that seamlessly connects the GOURMET KITCHEN and cozy living area. The gourmet kitchen features a spacious KITCHEN ISLAND with a separate BREAKFAST BAR, stunning GRANITE COUNTERTOPS and ample space for casual dining and gatherings. The kitchen also includes a GAS COOKTOP, and a stylish RANGE HOOD, perfect for culinary enthusiasts while the PANTRY ensures you have plenty of storage. The inviting living room boasts a cozy GAS FIREPLACE with a MANTLE, creating a warm atmosphere, complemented by BREATHTAKING VIEWS with RIVER VIEWS in the distance from THE DECK, perfect for relaxing or hosting friends. Upstairs, discover a versatile BONUS ROOM equipped with TV WALL MOUNTS, ideal for movie nights or playtime. Two bright bedrooms complimented by a 4PC BATHROOM, complete with a tub and shower. The LAUNDRY ROOM adds convenience to your daily routine. The master suite offers STUNNING VIEWS of Cochrane and features a luxurious 5-piece ensuite, including DUAL VANITIES, a SOAKER TUB, and a STAND ALONE SHOWER - your personal oasis. The FINISHED WALKOUT BASEMENT provides additional living space, featuring a family room, another bedroom, and a stylish 4-piece bathroom. Step outside to your private, well-treed backyard, enhanced by a retaining wall and a sidewalk leading to a back gate that opens to expansive green space—perfect for outdoor activities and enjoying nature.

This home features NEW CARPET, NEWLY PAINTED, NEW FLOORING on the MAIN FLOOR, and EPOXY NEW COUNTERS in all the bathrooms. New Updates, Views paired with a well treed big backyard, this home is a dream! Don't miss the chance to own this exceptional home in Riviera! Schedule your private showing today!