

**14 Riviera Point**  
**Cochrane, Alberta**

**MLS # A2172405**



**\$850,000**

<b>Division:</b>	Riviera		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,231 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Low Maintenance Landscape, Landscaped, Level, W		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

**Inclusions:** None

Welcome home to this lovely Arts & Craft Style home in Riversong on a Family Friendly Cul-de-Sac with Green space at the bottom. The spacious foyer & hall leads to an office/den then opens up to the main living area. The kitchen features a large cabinet pantry, a huge island with breakfast bar & sink, high end Stainless appliances including Gas Stove w/microwave hoodfan plus Granite countertops. The living area features large windows and a gas fireplace and the adjoining dining area accesses the HUGE back deck with gas BBQ line & Duradeck covering. Columnar Aspens lining the back fence are a great privacy shield when in full leaf. A generous mudroom from the garage which has Epoxy Resin floor that not only looks great but is easy to keep clean. Stairs lead to the upper level directly into the Family Room at the centre with two bedroom and 4pc bath at the rear of the house. Convenient laundry room off the hallway with a huge 5pc spa ensuite and walk-in closet in the spacious Primary Suite at the front of the house. The Walkout level features a Recreation/Games room that could easily accomodate another bedroom if desired. That huge deck on the main floor provides a cover for a stone patio with many possibilities. This home is move in ready in a great location not far from the Bow River. Lots of great walking trails in the area.