

**30 Riviera View S**  
**Cochrane, Alberta**

**MLS # A2173767**



**\$1,118,000**

<b>Division:</b>	Riviera		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,195 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Pie Shaped Lot, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** Window Coverings, Garage Heater, AC Unit, Central Vac, Hot Tub

Wake up to this STUNNING VIEW FROM PRIMARY BEDROOM!! Welcome to your dream retreat in the highly sought after neighborhood of Riviera! This Trico built home boasts over 3000 sq ft. of living space. This well designed LUXURY HOME exudes breathtaking views of the Bow River with a serene, tranquil atmosphere. Perfect for unwinding after a long day. Featuring 3 spacious bedrooms, including a luxurious master suite with a massive 5 piece spa-like en-suite bath with stone shower and a huge soaker tub and WALK IN CLOSET that connects to the laundry room. Another large full bath with double sinks and 2 other half baths&hellip; there&rsquo;s plenty of room for family and guests. This home offers comfort and elegance in every corner. The open-concept living space is highlighted by two beautiful stone fireplaces, &rdquo; CEILINGS, crown molding, custom window coverings, AIR CONDITIONING and sensor lighting creating a warm and inviting ambiance for cozy evenings. The gourmet kitchen, complete with modern appliances and ample granite counter space, is ideal for culinary enthusiasts and entertaining with soft close walnut cabinets and stainless steel appliances including a Fisher & Paykel gas stove. Step outside from the WALKOUT BASEMENT to enjoy the picturesque surroundings sitting in your Hot Tub, or retreat to the lush backyard for a moment of tranquility. Each level offers stunning 180&deg; views, providing beautiful scenery from every floor. The yard is fully landscaped and fenced. The attached heated double car garage provides convenience and additional storage, making this home as functional as it is stunning. Experience the perfect blend of luxury and relaxation in this exceptional Cochrane residence, where every day feels like a getaway! Experience the lifestyle you deserve!!