

# \$1,125,000 - 50 Riviera View, Cochrane

MLS® #A2250965

**\$1,125,000**

4 Bedroom, 4.00 Bathroom, 2,676 sqft

Residential on 0.10 Acres

Riviera, Cochrane, Alberta

OPEN HOUSE SATURDAY SEPTEMBER 13, 12PM - 3PM | Welcome to your river view retreat in the prestigious semi-estate community of Riviera! This former Trico showhome was custom designed to capture breathtaking, unobstructed views of the Bow River, Rocky Mountains, and surrounding natural reserve“with no neighbours behind, just endless beauty and serenity right at your doorstep.

From the moment you arrive, the extra-wide custom paving stone driveway and charming curb appeal set the tone. Step inside to a grand front entry with soaring open-to-below ceilings, 7 ½” oil-rubbed hardwood floors, and floor-to-ceiling windows flooding the home with natural light while framing the stunning river views from all three levels.

The chef-inspired kitchen is perfect for entertaining, featuring an oversized island, quartz counters, maple cabinetry, built-in wine rack, stainless-steel appliances, and gas cooktop. Gather with family and friends in the living room anchored by a stone-surround gas fireplace, or step outside to the full-width rear deck and take in the sweeping views of the river valley.

Upstairs, a central bonus room separates the kids’ wing from the private primary retreat. Wake up to uninterrupted views from the primary suite and unwind in the spa-like ensuite with 10mm tile-and-glass shower, soaker tub, dual vanities, and an oversized walk-in closet that flows directly into the



laundry room with sink and storage.

The fully finished walkout basement extends your living space with 9’™ ceilings, full-height windows, a second kitchen with island, gas fireplace, additional bedroom, full bath, and its own laundry—ideal for extended family, guests, or multi-generational living. Every detail has been thoughtfully designed, including quartz counters throughout, custom drapery, upgraded carpets, 8’™ main floor doors, built-in speakers, dual furnaces, and two A/C units for year-round comfort. The double attached garage is equally impressive with 8’™ tall doors, extra height ceilings, LED lighting, and wiring for a 220V plug—perfect for storage, hobbies, or a workshop.

Riviera is a one-of-a-kind community offering over 100 acres of natural reserve, 19 km of pathways, and direct access to the river and pedestrian bridge leading to the off-leash dog park.

This rare riverside property truly blends luxury, lifestyle, and location—an opportunity that doesn’t come along often. Don’t miss your chance to call this dream home yours!

Built in 2014

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2250965    |
| Price          | \$1,125,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,676       |
| Acres          | 0.10        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |

|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 50 Riviera View   |
| Subdivision | Riviera           |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 0Y7           |

### Amenities

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                               |
| Parking        | Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Additional Parking |
| # of Garages   | 2                                                                                               |
| Waterfront     | River Front                                                                                     |

### Interior

|                   |                                                                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Stone Counters, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings                                                               |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                                   |
| # of Fireplaces   | 2                                                                                                                                                                                                                     |
| Fireplaces        | Basement, Gas, Living Room, Mantle, Stone                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                                                   |
| Basement          | Full, Walk-Out                                                                                                                                                                                                        |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                                                           |
| Lot Description   | Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                 |
| Construction      | Cement Fiber Board, Concrete, Stone, Wood Frame                                 |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      August 27th, 2025  
Days on Market                14  
Zoning                              R-LD

**Listing Details**

Listing Office                    eXp Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.