

# \$940,000 - 240 Riviera Way, Cochrane

MLS® #A2210645

**\$940,000**

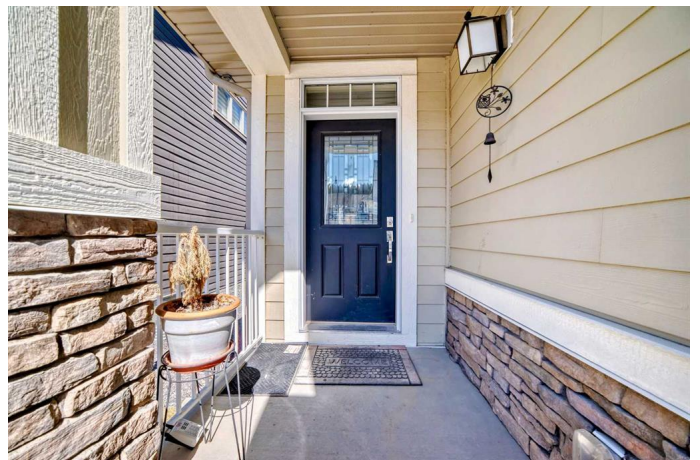
6 Bedroom, 4.00 Bathroom, 2,555 sqft

Residential on 0.10 Acres

Riviera, Cochrane, Alberta

**\*\* OPEN HOUSE: Sunday, May 4th 12-2pm \*\***

Welcome to Your Beautiful New Family Home at 240 Riviera Way. Step into this stunning, spacious home located in the highly sought-after and family-friendly community of Riviera. Just steps from the Bow River, scenic walking paths, and local playgrounds, this location offers the perfect blend of nature and convenience. With over 2,500 sq ft above grade and an additional 863 sq ft in the fully finished basement, this home offers incredible space for the entire family. The open-concept main floor is flooded with natural light, featuring a beautifully designed kitchen with a massive island—perfect for casual family meals or entertaining guests. Enjoy sleek quartz countertops, Gas stove, a walk-through pantry, and recently replaced refrigerator. The cozy living area centers around a gas fireplace, and the generous dining space flows seamlessly onto the 29x11 ft multi-level deck—ideal for outdoor dining, complete with a hot tub for relaxing evenings. The main floor also includes a private office/den and a 2-piece powder room. Upstairs, you™ll find a rare layout with four bedrooms, including a spacious primary suite with a walk-in closet and luxurious 5-piece ensuite. A bonus room offers flexible space for a play area, media room, or additional lounge. Three additional well-sized bedrooms and a full family bathroom complete the upper level. The fully finished basement adds even more living space, featuring two additional bedrooms, a



large recreation room, and a 4-piece bathroomâ€”ideal for guests, teenagers, or multigenerational living. This home truly offers room for everyone, both inside and out. Located within walking and biking distance to downtown Cochrane, Riviera is nestled along the Bow River, making it one of the most picturesque and desirable neighborhoods in the area. Donâ€™t miss your opportunity to make this perfect family home yours! Book your showing today!!

Built in 2018

**Essential Information**

MLS® #	A2210645
Price	\$940,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,555
Acres	0.10
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	240 Riviera Way
Subdivision	Riviera
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T5C0Z2

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

## Interior

Interior Features Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Oven, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Basement, Gas, Living Room

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Yard, Low Maintenance Landscape

Roof Asphalt

Construction Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed April 11th, 2025

Days on Market 21

Zoning R-LD

## Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.