

# \$769,000 - 22 Riviera Place, Cochrane

MLS® #A2253651

**\$769,000**

3 Bedroom, 3.00 Bathroom, 2,303 sqft

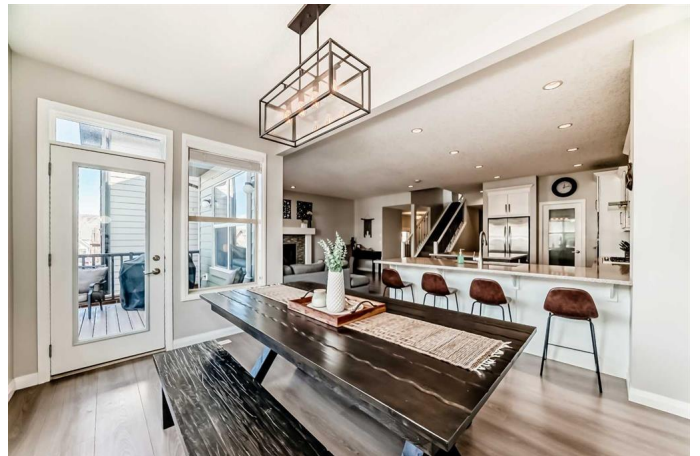
Residential on 0.09 Acres

Riviera, Cochrane, Alberta

Welcome to 22 Riviera Place, a stunning sanctuary nestled in a serene neighborhood near the Bow River and a scenic nature reserve. This beautiful home offers 3 bedrooms and 2.5 bathrooms, boasting an expansive open floor plan with over 2,300 square feet of living space, ideal for both entertaining and everyday comfort. At the heart of the home is a cozy gas fireplace and a chef's dream kitchen, complete with a gas cooktop, wall ovens, quartz countertops, and an island with abundant cabinetry and a spacious pantry. The upper level features the convenience of laundry facilities, a built-in desk space, and a generous bonus room with impressive 9-foot ceilings. The luxurious master ensuite serves as a true retreat, presenting a 5-piece oasis with a separate tub and shower, along with a sizable walk-in closet. Outside, you can enjoy the tranquility of your composite deck overlooking the nearby nature reserve. Additional features include an oversized double attached garage and an unfinished basement ready for your personal touch. The hardy board siding adds to the home's strong curb appeal. This residence is a perfect blend of elegance and practicality. Experience the charm and comfort of 22 Riviera Place today!

Built in 2013

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2253651    |
| Price          | \$769,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,303       |
| Acres          | 0.09        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 22 Riviera Place  |
| Subdivision | Riviera           |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 0V4           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer/Dryer                              |
| Heating           | Forced Air, Natural Gas                                                                                    |
| Cooling           | None                                                                                                       |
| Fireplace         | Yes                                                                                                        |
| # of Fireplaces   | 1                                                                                                          |
| Fireplaces        | Gas                                                                                                        |
| Has Basement      | Yes                                                                                                        |
| Basement          | Full, Unfinished                                                                                           |

**Exterior**

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Private Yard                            |
| Lot Description   | Back Yard, Cul-De-Sac, Landscaped, Lawn |
| Roof              | Asphalt Shingle                         |
| Construction      | Composite Siding, Wood Frame            |
| Foundation        | Poured Concrete                         |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 16                  |
| Zoning         | R-LD                |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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