

\$899,900 - 206 Riviera View, Cochrane

MLS® #A2256023

\$899,900

3 Bedroom, 4.00 Bathroom, 2,260 sqft
Residential on 0.10 Acres

Riviera, Cochrane, Alberta

OPEN HOUSE SATURDAY OCTOBER 18
from 2PM - 4PM | Welcome to your dream
home in the prestigious Riviera community,
where timeless design meets modern
smart-home living.

MAIN FLOOR ELEGANCE

From the moment you step inside, the
open-to-below foyer sets the tone with natural
light pouring through expansive windows and
the architectural beauty of exposed ceiling
beams. A dedicated home office and stylish
powder room make the main floor both
functional and inviting, while the Nest Smart
System adds functionality.

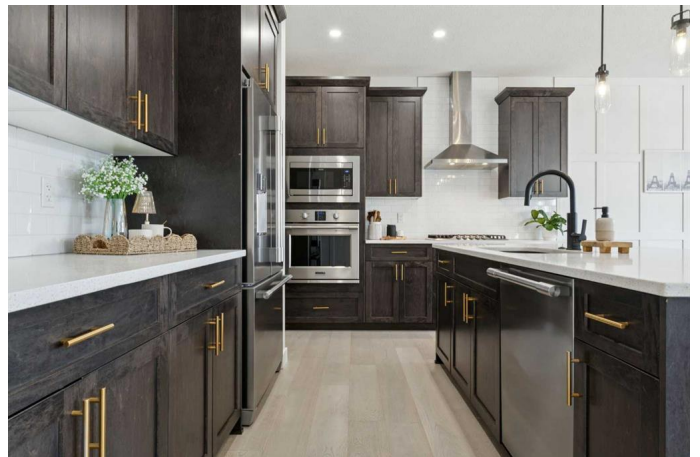
The gourmet kitchen is the heart of the
home—featuring upgraded appliances, a gas
cooktop with chimney hood fan, oversized
island, and striking feature walls. The adjoining
living room is anchored by a gas fireplace that
adds warmth and charm to the airy, light-toned
space.

ENTERTAINMENT & LIFESTYLE

The fully developed basement is an
entertainer's paradise with 9-ft ceilings, a
wet bar with bar fridge, a spacious theatre
room, with unique beams and generous
storage. Upstairs, a bright bonus room with
unique feature walls offers flexible space for
family living, 3 bedrooms inclusive of the
master bedroom.

PRIVATE RETREAT

The west-facing kids' bedrooms showcase
cozy shiplap details, while the primary suite is
a true sanctuary—complete with its own



fireplace, tinted windows, automatic blinds, and a spa-inspired 5-piece ensuite with soaker tub, tiled shower, and a walk-through closet with barn door and custom organizers.

OUTDOOR OASIS

Step outside to your private, west-facing backyard, professionally landscaped with an elevated composite deck and glass railings, pergola, stone gas fire pit, and trees along the pie-shaped lot for added privacy. This is the perfect place to unwind or host summer gatherings.

NOTABLE FEATURES

- Multiple custom feature walls throughout
 - Brand-new air conditioning unit
 - Automatic blinds & smart-home integration
 - Engineered hardwood flooring
 - West backyard with lush landscaping
- Donâ€™t miss this rare opportunity to own a fully upgraded smart home in Riviera—a community known for its natural beauty, river pathways, and family-friendly lifestyle.

Built in 2018

Essential Information

MLS® #	A2256023
Price	\$899,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,260
Acres	0.10
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	206 Riviera View
Subdivision	Riviera
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0Z2

Amenities

Parking Spaces	5
Parking	Additional Parking, Double Garage Attached, Front Drive, Garage Faces Front, Heated Garage, Oversized, See Remarks
# of Garages	2

Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Smart Home, Soaking Tub, Walk-In Closet(s), Wet Bar, Beamed Ceilings, Ceiling Fan(s)
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Cooktop
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Living Room, Bedroom
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Fire Pit
Lot Description	Back Yard, Front Yard, Landscaped, Pie Shaped Lot, Treed
Roof	Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Days on Market	36
Zoning	R-LD

Listing Details

Listing Office eXp Realty

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