

\$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

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 9â€™™ ceilings, full-height windows, a second kitchen with island, gas fireplace, additional bedroom, full bath, and its own laundryâ€”ideal for extended family, guests, or multi-generational living. Every detail has been thoughtfully designed, including quartz counters throughout, custom drapery, upgraded carpets, 8â€™™ 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 8â€™™ tall doors, extra height ceilings, LED lighting, and wiring for a 220V plugâ€”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 locationâ€”an opportunity that doesnâ€™™t come along often. Donâ€™™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 Additional Parking, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front
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, Walk-In Closet(s), Stone Counters
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 Gas, Living Room, Mantle, Stone, Basement
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 Concrete, Stone, Wood Frame, Cement Fiber Board
Foundation Poured Concrete

Additional Information

Date Listed	August 27th, 2025
Days on Market	11
Zoning	R-LD

Listing Details

Listing Office	eXp Realty
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