

# \$865,000 - 240 Riviera Way, Cochrane

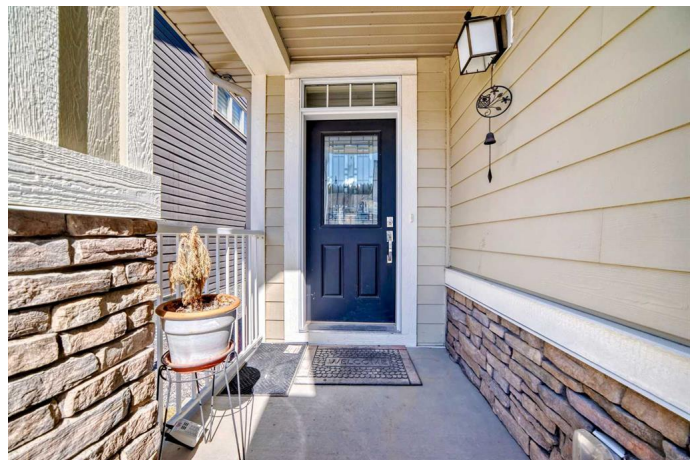
MLS® #A2210645

**\$865,000**

6 Bedroom, 4.00 Bathroom, 2,555 sqft  
Residential on 0.10 Acres

Riviera, Cochrane, Alberta

**\*\* OPEN HOUSE: Saturday, June 28th  
12-2pm \*\* PRICE DROP!!** 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 bathroom—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. Don't miss your opportunity to make this perfect family home yours! Book your showing today!!

Built in 2018

**Essential Information**

MLS® #	A2210645
Price	\$865,000
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, Refrigerator, Washer, Window Coverings, Oven
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	74
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.