

\$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

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.

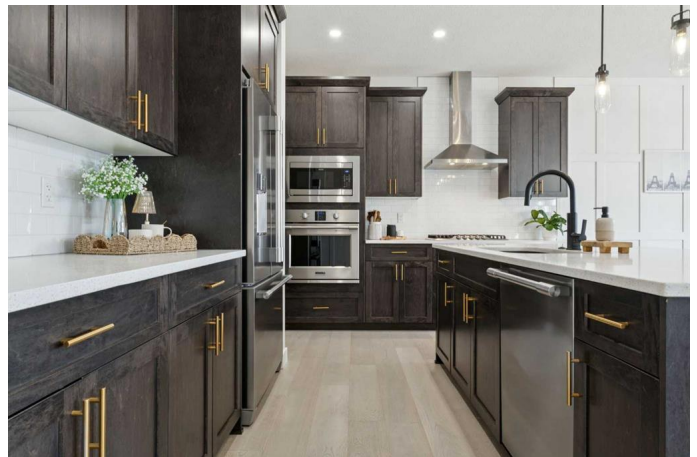
The gourmet kitchen is the heart of the home—featuring upgraded appliances, a gas cooktop with chimney hood fan, oversized island, and striking feature walls. The adjoining living room is anchored by a gas fireplace that adds warmth and charm to the airy, light-toned space.

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

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet Bar, Beamed Ceilings, Smart Home
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Built-In Oven
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	Fire Pit, Dog Run
Lot Description	Back Yard, Front Yard, Landscaped, Pie Shaped Lot, Treed
Roof	Shingle
Construction	Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Days on Market	36
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.