

\$869,900 - 6 Riviera Crescent, Cochrane

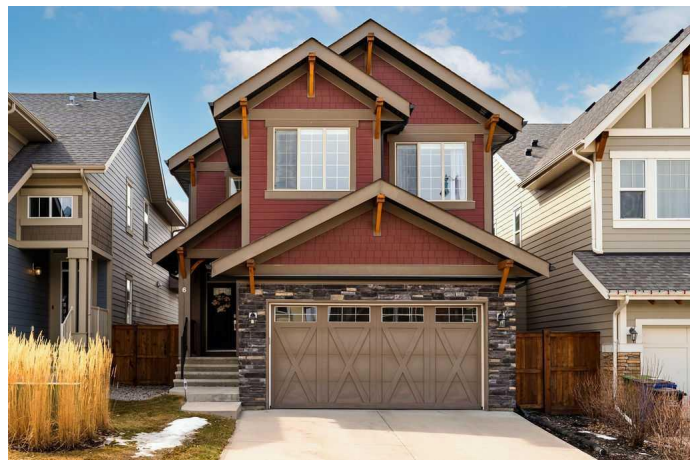
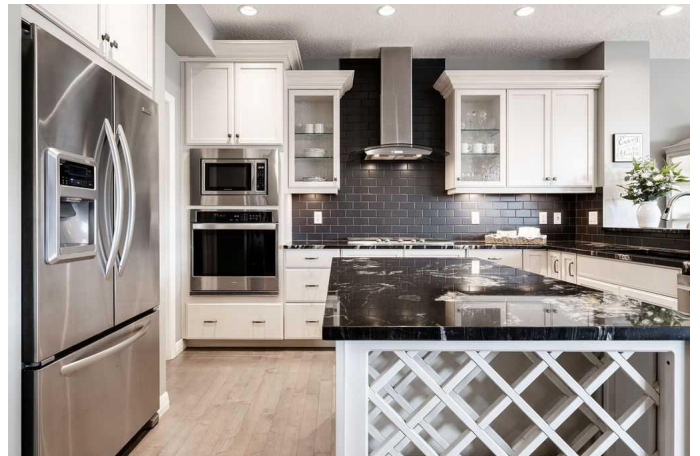
MLS® #A2209394

\$869,900

5 Bedroom, 4.00 Bathroom, 2,253 sqft
Residential on 0.09 Acres

River Song, Cochrane, Alberta

Welcome to this beautifully maintained and thoughtfully designed home, located in one of Cochrane's most desirable communities! Just steps from the Bow River, this property offers a perfect balance of modern comfort, privacy, and natural beauty. Step into the spacious foyer, where warm tones and quality finishes create an inviting atmosphere. The chef's kitchen is a true showpiece, featuring built-in appliances, a gas cooktop, a large island, a breakfast bar with seating, walk-in pantry and sophisticated granite countertops. Designed for both everyday living and entertaining, this space flows seamlessly into the sunlit dining area, which opens onto a composite deck—an ideal spot to enjoy your morning coffee! A gas fireplace and mantle adds warmth to the adjacent living space, making it the perfect gathering place. Whether you're entertaining or simply unwinding, this space offers a peaceful setting. Upstairs, a spacious bonus room provides a versatile living area for work or relaxation. The primary suite is a true retreat, featuring a spa-inspired ensuite with a soaker tub, oversized shower, dual vanities, dual walk-in closets and a dedicated makeup station. Two additional bright and spacious bedrooms offer lovely views of Cochrane's Big Hill, while a full bathroom and a large laundry room complete this level. The fully finished basement, is designed with comfort and functionality in mind. A welcoming family room features a new gas stove, custom built-in shelving, and new



luxury vinyl plank flooring- You'll love this cozy family space! The fourth bedroom is perfect for guests, while the fifth bedroom offers flexibility as an additional bedroom or a private home office. The full bathroom has heated floors, a beautifully tiled shower, sleek glass doors, and built-in shelving, creating a spa-like retreat that completes this lower level. The backyard is perfectly designed to capture stunning westward views- Fully landscaped, with a lower stone patio and garden beds, it offers a serene retreat overlooking the picturesque river valleyâ€”a perfect spot to relax and unwind! Enjoy the convenience of a heated and fully insulated garage, complete with a man door for direct backyard access, ample storage, and a dedicated workbenchâ€”perfect for tackling your next project in comfort, no matter the season! Additional features include: New washer & dryer (2024), dishwasher & wall oven (2022), custom window coverings, central air conditioning for year-round comfort, newer carpeting on the upper floor (2021), newer vinyl plank flooring in the basement (2021), central vacuum system for easy maintenance, built-in home sound system, a home security system (2024). This exceptional home offers privacy, comfort, and a breathtaking natural setting, with kilometers of scenic walking trails weaving throughout the community. Enjoy easy access to downtown Cochrane and the Spray Lakes Recreation Centre. Donâ€™t miss your chance to call this incredible property homeâ€”book your showing today!

Built in 2013

Essential Information

MLS® #	A2209394
Price	\$869,900
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,253
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	6 Riviera Crescent
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0T6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wired for Sound, Wired for Data
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 10th, 2025
Days on Market	6
Zoning	R-LD

Listing Details

Listing Office	CIR Realty
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