

\$874,900 - 5 Riviera Crescent, Cochrane

MLS® #A2215421

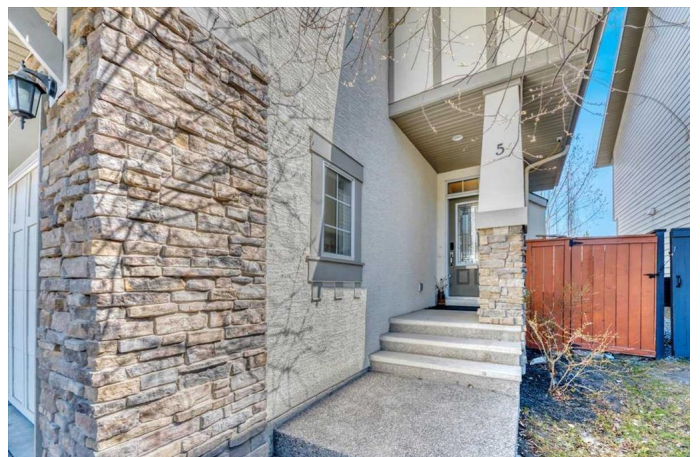
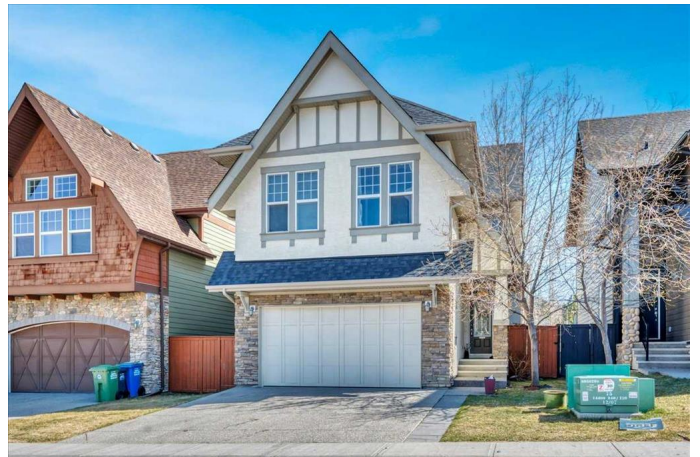
\$874,900

4 Bedroom, 4.00 Bathroom, 2,492 sqft

Residential on 0.10 Acres

Riviera, Cochrane, Alberta

Imagine living in a former Show Home, minutes from the river, nestled behind a wooded area on a family friendly crescent! This beautiful home in Riviera offers over 3000 square feet of developed space in a functional floor plan for your growing family. As you enter the open concept main floor, you're greeted with engineered hardwood flooring, 10 foot high ceilings, a flex space, large living room with a gas fireplace, and beautiful kitchen and dining area. The kitchen has granite counter tops, an island with breakfast bar, stainless steel appliances and an ultra-convenient walk-through pantry that is accessible from the garage entrance. Also on the main floor is a powder room and mud room. Walk up the open stairwell to the bonus room, three good sized bedrooms, the main bathroom and a gorgeous ensuite. The primary bedroom has everything to help you relax including room for a king size bed, a soaker tub, tiled shower, make-up counter, double vanity and a walk-in closet. In the lower level there is another full bathroom, a family room with wet bar, movie room with surround speakers, and fourth bedroom with egress windows. To maximize your comfort, this home comes with 2 furnaces and 2 air conditioning units for climate control between floors. The attention to detail is truly impressive with adjustable lighting (colour and brightness) on the main floor and in the basement family room, 10 foot ceilings on the main floor and upper bonus room, 9 foot ceilings in the basement, 9 foot doors



throughout upper floors, bump out in the dining room for a larger table, window seat with storage and a built-in desk on the upper floor, speaker system pre-wired through entire home, and a timed sprinkler system that the owners maintained yearly. There is also a new hot water tank, a central vacuum, and a water softener with reverse osmosis. This home is not to be missed!

Built in 2013

Essential Information

MLS® #	A2215421
Price	\$874,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,492
Acres	0.10
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	5 Riviera Crescent
Subdivision	Riviera
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0T6

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Pantry, Wet Bar, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 30th, 2025
Days on Market	79
Zoning	R-LD

Listing Details

Listing Office	Power Properties
----------------	------------------

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.