

# \$795,000 - 21 Riviera Bay, Cochrane

MLS® #A2253125

**\$795,000**

3 Bedroom, 3.00 Bathroom, 2,609 sqft

Residential on 0.10 Acres

Riviera, Cochrane, Alberta

Welcome to this stunning two-story home in the highly sought-after community of Riviera. Perfectly situated on a quiet cul-de-sac and siding onto a serene reserve and forest, this property offers both privacy and a peaceful natural setting.

Step inside to a bright and sunny open-concept layout designed for both family living and entertaining. A front office provides the ideal space to work from home, while the spacious living room is highlighted by a cozy gas fireplace with a beautiful natural stone surround. The kitchen is a chef's delight, featuring a granite island, stainless steel appliances, and elegant off-white cabinetry. From the dining room, step out onto an oversized wood deck and enjoy your private backyard, complete with convenient storage shed, enclosed storage space under the deck, and a separated dog run conveniently accessible from the deck.

A back gate provides direct access to the green space, perfect for outdoor activities and a seamless connection to nature.

Upstairs, relax in the inviting bonus room with included bookcase shelving to keep you organized. The very large west-facing master suite boasts a striking floor-to-ceiling window and a luxurious ensuite with a soaker tub, walk-in shower, and dual sinks. Two additional generously sized bedrooms share a 4 piece bathroom. The convenient upper-level laundry room is upgraded with a sink, cabinetry, shelving and countertop.



Additional highlights include custom built-in cabinetry at the leading out to your oversized double garage which is immaculately clean and organized with plenty of storage cabinets. Permanent holiday lights have been professionally installed under the eaves, adding charm and convenience year-round. This beautiful Riviera home combines comfort, thoughtful upgrades, and a prime locationâ€”truly a must-see!

Built in 2015

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2253125    |
| Price          | \$795,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,609       |
| Acres          | 0.10        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 21 Riviera Bay    |
| Subdivision | Riviera           |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 0Y6           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

# of Garages 2

## Interior

Interior Features Bookcases, Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, Pantry, See Remarks, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full

## Exterior

Exterior Features Private Yard

Lot Description Back Yard, Cul-De-Sac, Landscaped, See Remarks

Roof Asphalt Shingle

Construction Cement Fiber Board, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed September 4th, 2025

Days on Market 61

Zoning R-LD

## Listing Details

Listing Office CIR Realty

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