

# \$940,000 - 240 Riviera Way, Cochrane

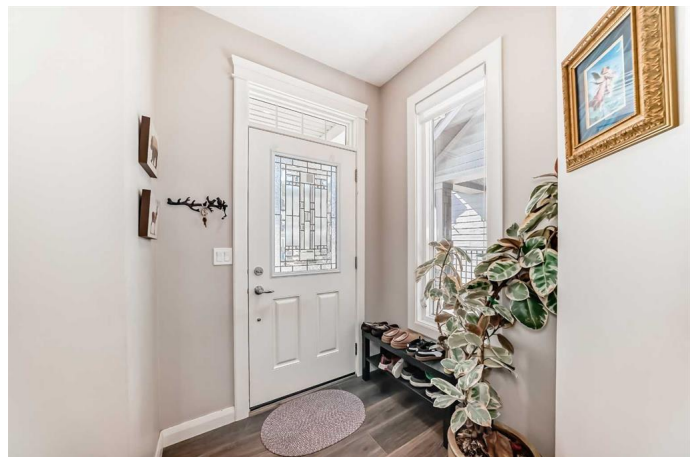
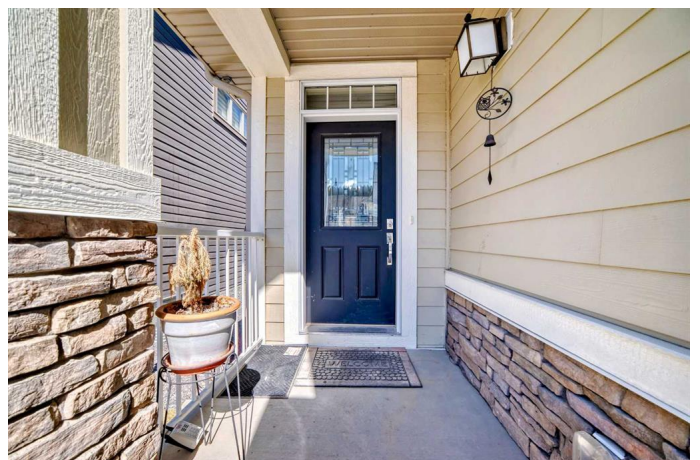
MLS® #A2210645

**\$940,000**

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

Riviera, Cochrane, Alberta

**\*\* OPEN HOUSE: Friday, Apr. 18th 12-2pm and Saturday, Apr. 19th 12-2pm \*\*** 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          | \$940,000   |
| 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, Oven, Refrigerator, Washer, Window Coverings                                                                              |
| 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 | 10               |
| Zoning         | R-LD             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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