



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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21 Riviera Bay Cochrane, Alberta

MLS # A2253125



\$834,900

Division:	Riviera		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,609 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: Window Coverings, Garage Control + Remote(s), Garage Cabinets, Bookshelves on Upper Floor, Garden Boxes in Front,

OPEN HOUSE SATURDAY SEPT 13 12:00-2:00pm. 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

location—truly a must-see!