

\$795,000 - 44 Riviera Court, Cochrane

MLS® #A2269159

\$795,000

3 Bedroom, 3.00 Bathroom, 1,163 sqft

Residential on 0.10 Acres

Riviera, Cochrane, Alberta

Single-level living perfected at this exceptional bungalow villa in "River"™s Edge". Riviera Court offers a cul-de-sac setting on the banks of the Bow River. This choice location is loaded with parks and pathways including the "Canada Trail" to easily experience the serenity of nature. This home backs a forested environmental reserve with no neighbours behind. Developed by Jayman with energy efficiency and low maintenance in mind. Features include triple-pane windows, active solar panels to reduce energy costs, dual-zone furnace, UVC air purification filter, tankless hot water unit and EV plug-in in the attached garage. The home is also loaded with upgrades—from the superior built-in appliance package to the deluxe fittings in the primary closet; from the extensive landscaping to the entertainment wall in the lower family room with fireplace and mantle. Professionally painted in 2025 and with new Hunter Douglas honeycomb window coverings. Enter to an open plan with high ceilings and large windows. Gracious entry with storage bench. Adjacent flex area for office or den. Bright and sparkling kitchen with shaker-style cabinetry, large island with overhang for stools, pantry with pull-out drawers and stainless appliances including built-in oven and gas cooktop to support your culinary adventures. Generous living space with wall-to-wall windows overlooking the beautiful yard and treed escarpment. Host family and friends in the casual dining space. Wonderful upgraded



primary bedroom with indirect lighting and ceiling fan, 5-piece ensuite (double sinks, soaking tub, walk-in shower) and a large walk-in closet with custom fittings including hanging space, open shelves and drawers. A powder room and a single attached heated garage complete the main level. Fully developed lower level with a family room, 2 large bedrooms, office-den, 4-piece bath and storage. The laundry is currently in the lower level but can be moved to the primary closet. This home enjoys a deeper than typical lot, flat at the rear and pulled away from the base of the slope. Sunny Southeast rear exposure with gorgeous opportunities for outdoor living. The outstanding professionally landscaped rear yard includes a large upper deck with power sunshade, a stone terrace with covered gazebo, perimeter beds and mature trees for privacy from the walking path and a sprinkler system. NO condo fees. Come explore this amazing residential opportunity.

Built in 2020

Essential Information

MLS® #	A2269159
Price	\$795,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,163
Acres	0.10
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Villa
Status	Active

Community Information

Address	44 Riviera Court
Subdivision	Riviera
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2V8

Amenities

Parking Spaces	2
Parking	Front Drive, Heated Garage, Single Garage Attached, In Garage Electric Vehicle Charging Station(s)
# of Garages	1

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Storage, Awning(s)
Lot Description	Cul-De-Sac, Gazebo, Landscaped, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2025
Days on Market	1
Zoning	R-MX

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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