

# \$840,200 - 88, 297 Riviera Way, Cochrane

MLS® #A2222542

**\$840,200**

3 Bedroom, 3.00 Bathroom, 1,256 sqft  
Residential on 0.11 Acres

Riviera, Cochrane, Alberta

Welcome to this Brand New Luxury Villa Bungalow nestled in the sought-after estate community of Riviera in beautiful Cochrane. Combining upscale design, thoughtful functionality, and a prime location, this luxury villa offers an elevated lifestyle in a serene, natural setting.

Step inside to discover a bright, open-concept layout filled with modern elegance and premium finishes. The gourmet kitchen is a culinary masterpiece, featuring quartz countertops, designer cabinetry, and abundant prep spaceâ€”perfect for both everyday meals and entertaining. The inviting living area is anchored by a sophisticated fireplace, creating a cozy ambiance year-round.

The main level hosts a spacious primary suite complete with a walk-in closet and a spa-inspired ensuite, offering your own private retreat. Additional conveniences include a main-level laundry room and direct access to a private outdoor deck, ideal for quiet mornings or evening gatherings.

What truly sets this home apart is the FULL FINISHED BASEMENT, providing additional living space for a family room, guest bedrooms, home office, gymâ€”or all of the above. Whether you're looking to entertain or unwind, this lower level delivers flexibility and comfort in equal measure.



A double attached garage ensures ample space for vehicles and storage, while the beautifully surroundings enhance the curb appeal and tranquility of this estate villa.

Located in Cochrane’s prestigious Riviera community, this home offers unparalleled access to walking paths, the Bow River, parks, schools, and nearby amenities—all within a vibrant and welcoming neighborhood.

Whether you’re downsizing in style or starting fresh in luxury, this stunning bungalow offers the perfect blend of comfort, sophistication, and location.

Don’t miss this rare opportunity—book your private showing today and experience the Riviera lifestyle for yourself!

Built in 2024

Essential Information

MLS® #	A2222542
Price	\$840,200
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,256
Acres	0.11
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	88, 297 Riviera Way
Subdivision	Riviera

City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2A4

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 26th, 2025
Days on Market	7
Zoning	R-MX

### **Listing Details**

Listing Office	eXp Realty
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