

\$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

Discover exceptional single-level living in this beautifully upgraded bungalow villa in Riverâ€™s Edge. Set on a quiet cul-de-sac along the Bow River, Riviera Court offers immediate access to parks, pathways, and the Trans Canada Trail, creating a peaceful, nature-rich setting. With no neighbours behind and a forested environmental reserve as your backdrop, the location is truly one-of-a-kind. Built by Jayman with energy efficiency and low-maintenance living in mind, the home features triple-pane windows, active solar panels, a dual-zone furnace, UVC air purification, tankless (on demand) hot water, an EV plug-in, and a Ring doorbell system. Inside, the residence is loaded with premium upgradesâ€”from the high-end built-in appliances to custom closet fittings, extensive landscaping, and a beautifully designed entertainment wall with fireplace on the lower level. Fresh professional paint (2025) and new Hunter Douglas honeycomb window coverings add to the turnkey appeal. The main floor welcomes you with an open plan highlighted by high ceilings and expansive windows. A gracious entry with storage bench leads to a versatile flex room perfect for an office or den. The bright, stylish kitchen offers shaker cabinetry, a large island with seating, pantry with pull-outs, and stainless appliances including a built-in oven and gas cooktopâ€”ideal for any home chef. The adjoining living and dining spaces enjoy serene views of the landscaped yard and treed



escarpment. The upgraded primary suite includes indirect lighting, a ceiling fan, a luxurious 5-piece ensuite with double sinks, soaking tub, and walk-in shower, plus a custom walk-in closet with drawers, shelving, and abundant hanging space. A powder room and heated single attached garage complete this level. The fully developed lower level adds outstanding functionality with a spacious family room, two large bedrooms, a den/office, full bath, and generous storage. Laundry is currently located here but can be moved to the primary closet if desired. Outdoor living is exceptional on this deep, sunny southeast-facing lot. Professionally landscaped, the yard features a large upper deck with power sunshade, stone terrace with covered gazebo, mature trees for privacy, perimeter garden beds, and an irrigation system. All this with no condo fees. An outstanding opportunity in an unparalleled setting—welcome home.

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	13
Zoning	R-MX

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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