

\$844,440 - 88, 297 Riviera Way, Cochrane

MLS® #A2248046

\$844,440

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

Riviera, Cochrane, Alberta

Welcome to this brand new luxury villa bungalow in the highly sought-after estate community of Riviera in beautiful Cochrane. Thoughtfully designed with upscale finishes and a functional layout, this home offers an elevated lifestyle in a serene natural setting.

Inside, the bright open-concept design is filled with modern elegance and high-end details. The gourmet kitchen features quartz countertops, designer cabinetry, and generous prep space, making it ideal for both everyday cooking and entertaining. The living area centers around a sleek fireplace, creating a warm and inviting atmosphere year-round.

The main level includes a spacious primary suite with a walk-in closet and spa-inspired ensuite, providing a private retreat. Additional features include a main-floor laundry room and direct access to a private outdoor deck—perfect for relaxing with your morning coffee or hosting evening gatherings. Ready for you Air Conditioning Rough In and Irrigation rough in.

The fully finished basement adds exceptional versatility with space for a family room, guest bedrooms, a home office, gym, or a combination that suits your lifestyle. This level provides comfort and flexibility whether you are entertaining or enjoying quiet time at home.



A double attached garage offers ample room for vehicles and storage, while the beautiful surrounding landscape enhances the property’s curb appeal and peaceful atmosphere.

Situated in Cochrane’s prestigious Riviera community, this home is just steps from walking paths, the Bow River, parks, schools, and convenient amenities, all within a vibrant and welcoming neighborhood.

Whether you are looking to downsize in style or begin a new chapter in luxury, this exceptional bungalow delivers the perfect combination of comfort, sophistication, and location. Schedule your private showing today and discover the Riviera lifestyle.

Built in 2024

Essential Information

MLS® #	A2248046
Price	\$844,440
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	Bungalow, Side by Side
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, Microwave, Range Hood, Refrigerator, Washer, Electric Cooktop
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

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

Additional Information

Date Listed	August 13th, 2025
Days on Market	77
Zoning	R-MX

Listing Details

Listing Office	eXp Realty
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