

# \$1,298,900 - 14 Riverside Place, Cochrane

MLS® #A2232445

**\$1,298,900**

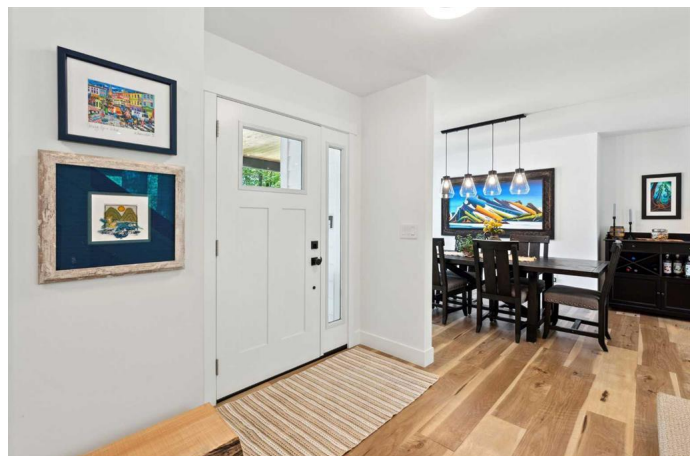
3 Bedroom, 4.00 Bathroom, 1,810 sqft

Residential on 0.15 Acres

Riverview, Cochrane, Alberta

A Singular Offering in Cochrane's Most Discreet River-Enclave

Located on a rarely offered street with fewer than twenty homes, this custom two-storey walkout blends architectural precision with everyday comfort, style and design. Enjoy direct access from your back yard or the neighbourhood path only a moment away to the Bow River pathway system and the full amenity offering of downtown just moments away, this home is tucked into the landscape, quietly positioned to offer both connection and retreat. Cape Cod-inspired in form and function, the exterior presents in Hardie Board siding, thoughtful dormers, and a statement-making apricot front door that hints at the originality inside. Every detail—every line, joint, texture, and tone—has been meticulously selected and custom built, beginning with a complete architectural rebuild on laminated structural beams, and flowing through to the check-valved basement plumbing system. Inside, nothing has been overlooked. The kitchen is functional art, with Fisher & Paykel drawer dishwashers, integrated appliances, a bespoke range hood, and carefully proportioned windows that frame views and soften light throughout the day. Subtle choices—like millwork that carries across transitions, wallpaper that reappears discreetly inside closets and even on a single wall in the garage—show the designer's hand in every corner. The main floor is open yet grounded, centered around the glass-panel



staircase railing (valued at \$25K) that creates continuity across levels. There are four bedrooms total, including two with private ensuites, and the walkout lower level is bright, welcoming, and ideal for guests or multigenerational living. This home was built using traditional stick-frame construction—a method that relies on on-site framing using high-grade dimensional lumber. Unlike modular or trussed building techniques, stick-built homes offer full control over every stage of the build, ensuring greater precision, customization, and structural integrity. In this home, the stick-built method allowed for the integration of cathedral ceilings, tailored rooflines, and the kind of refined, design-driven detailing that simply can’t be achieved in factory-built systems. It’s a construction choice rooted in craftsmanship and quality, valued for its durability, flexibility, and the longevity it imparts to the structure itself. For buyers who appreciate homes that are engineered with intention and built to stand the test of time this foundational choice is as meaningful as any finish or fixture. Outside, the grounds have been professionally landscaped with over \$50,000 invested in natural stone, mature trees, curated plantings, and seamless outdoor living spaces. The saltwater hot tub is tucked into its own private zone, ready to extend the seasons. This is a home that exists outside the expectations of the local market. From the Cape Cod lines to the incredible location, this home offers something that cannot be duplicated. See multimedia links.

Built in 1988

**Essential Information**

MLS® #	A2232445
Price	\$1,298,900
Bedrooms	3

Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,810
Acres	0.15
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	14 Riverside Place
Subdivision	Riverview
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1J6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Insulated, Oversized
# of Garages	2

### Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Range, Dishwasher, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning, Gas Log
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Awning(s), Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Garden, Landscaped, Lawn, Many Trees, No Neighbours Behind, Private, Secluded, Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 19th, 2025
Days on Market	3
Zoning	R-LD

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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