



THE
A-TEAM

**RE/MAX
FIRST**

443 RIVERCREST View, Cochrane T4C 3C7

MLS®#: **A2119770**

Area: **Rivercrest**

Listing Date: **04/10/24**

List Price: **\$938,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$10k, 10-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2023**
Lot Information
Lot Sz Ar: **5,582 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,110**
Low Sqft:
Ttl Sqft: **2,110**

DOM

39
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **1 and Half Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot, Views**
Park Feat: **Double Garage Attached, Insulated**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Wood Frame**
Flooring: **Carpet, Ceramic Tile, Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator**
Int Feat: **Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`10"
Dining Room	Main	16`7" x 9`8"
Kitchen	Main	15`6" x 11`4"
Living Room	Main	16`7" x 12`0"
Bedroom - Primary	Main	12`1" x 15`0"
4pc Bathroom	Second	9`8" x 6`6"

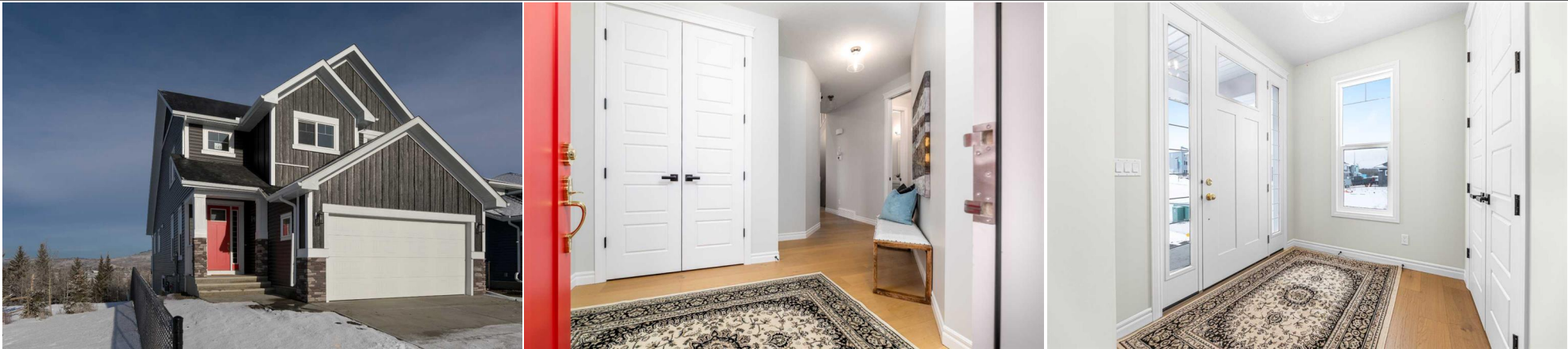
Room	Level	Dimensions
5pc Ensuite bath	Main	9`10" x 12`3"
Foyer	Main	7`7" x 7`0"
Laundry	Main	5`2" x 6`7"
Office	Main	10`0" x 6`11"
Walk-In Closet	Main	9`2" x 5`11"
Bedroom	Second	10`8" x 14`9"

Bedroom Other	Second Basement	10`0" x 12`5" 27`11" x 49`6"	Loft	Second	19`0" x 11`6"
Legal/Tax/Financial					

Title: Fee Simple	Zoning: R-LD				
Legal Desc:	2310327	Remarks			

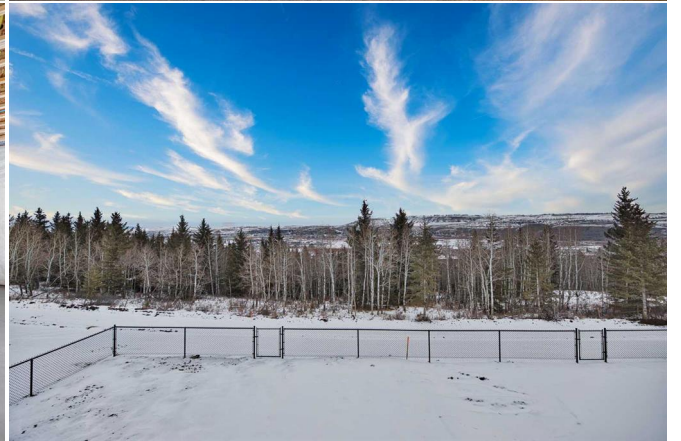
Pub Rmks:	<p>RARE MAIN FLOOR PRIMARY BEDROOM 5pc ENSUITE TWO BEDROOMS and 4pc BATH in LOFT OVERSIZED 8’x18’ GARAGE DOOR Welcome to this unique Rivercrest home. The spacious and upgraded kitchen is a chef’s dream, featuring \$20,000 in upgrades including; Fisher & Paykel appliances, a quartz countertop, and an oversized apron sink. Island offers ample space for meal preparation and storage, with soft-close drawers, two-spice pullout drawers. Various cabinets feature roll-out shelves. The open concept design extends to the inviting living area, where you can relax and unwind in front of the feature gas fireplace. From the living room, step out onto the expansive 325 sq ft deck, offering breathtaking views of the mountains, Bow River, and the town. Perfect for outdoor entertaining or simply enjoying the scenic surroundings. The main floor also boasts a luxurious primary bedroom complete with an ensuite that features double vanities, soaking tub, and separate shower, providing a private oasis of comfort and tranquility. The convenience of a laundry room on the main floor, and an office separated by a barn door, adds practicality to daily living. Venture up to the upper floor loft, where you’ll find a bonus room, 4 pc bathroom and two additional bedrooms. These cozy and well-appointed spaces are perfect for family members or guests. The unfinished walk-out basement boasts over 1,100 sqft that awaits your creative touch. The 21’x21’ garage features an 18’x8’ oversized door, and an electric car charger rough-in outlet. Enjoy the tranquility and beauty of nature by backing onto a ravine. \$3000 credit towards a W/D of your choice. Book your showing today to find out why Living in Cochrane is Loving where you Live!</p>				
Inclusions:	None				
Property Listed By:	Royal LePage Benchmark				

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











443 Rivercrest View, Cochrane, AB

Main Floor
Exterior Area 1372.16 sq ft
Interior Area 1201.20 sq ft
Excluded Area 459.89 sq ft



0 5 10

PREPARED: 2023/12/12

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



443 Rivercrest View, Cochrane, AB

Upper Floor
Exterior Area 738.55 sq ft
Interior Area 666.10 sq ft



0 3 6

PREPARED: 2023/12/12

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FEATURES and UPGRADES

443 Rivercrest View, Cochrane, Alberta

Main
Vaulted ceiling leads to loft
Main floor primary bedrooms
• To ensuite with dual sinks, soaker tub, 10mm glass door on shower
Main floor office with barn door
325 sq ft rear deck with glass panel railing, and mountainview views
Central vacuum rough-in, 3 outlets • reverse osmosis sink in kitchen
Quartz countertop and undermount sink in ensuite and main bath
Large mudroom from garage
Upgraded 10 lbs split blocker carpet

Kitchen
Overhead apron sink
Quartz countertops
Soft-close drawer and cabinet through-out home
Two-spine pullout drawers with 2 shelves
White 5th drawer
Extended kitchen counter with cabinets
Island cabinets
Roll-out shelves in pantries left and right of fridge
Valance and upper cabinet moulding
\$20,000 upgrades in kitchen appliances including
• Fisher & Paykel integrated double dish washer dishwasher (43 dBA)
• Fisher & Paykel 20" Advantium integrated Refrigerator Freezer
• built-in panel (18.5 cu ft)
• Fisher & Paykel 20" freestanding gas 5 burner range (4.8 cu ft)
• Sharp 24" microwave drawer (2.2 cu ft)
• Built-in 30" range hood up to 600 CFM

Basement
• All ceilings in Walk-out Basement

Garage
Overhead garage door 16ft x 8ft
Electric car charger rough-in outlet in garage

Location & Lot
Premium Lot
Backs onto river with future trail connected to the Great Trail
Future site of elementary school nearby
Playground directly beside house

