



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**569 RIVERCREST View, Cochrane T4C 2W9**

MLS®#: **A2148639**      Area: **Rivercrest**      Listing Date: **07/10/24**      List Price: **\$775,000**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**      Finished Floor Area  
 Year Built: **2024**      Abv Sqft: **1,202**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **4,152 sqft**      Ttl Sqft: **1,202**  
 Lot Shape:

DOM

**68**  
Layout  
 Beds: **3 (1 2 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bungalow**

Parking

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

Access:  
 Lot Feat: **Back Yard,Front Yard,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Mixed,Vinyl Siding,Wood Frame**  
 Heating: **High Efficiency,Fireplace(s),Forced Air,Humidity Control,Natural Gas**      Flooring: **Carpet,Tile,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **BBQ gas line,Private Entrance,Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **ENERGY STAR Qualified Dishwasher,Garage Control(s),Gas Range,Humidifier,Microwave,Range Hood,Refrigerator,Tankless Water Heater**  
 Int Feat: **Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	13`3" x 16`0"	Nook	Main	12`0" x 11`4"
Kitchen	Main	11`9" x 14`6"	Bedroom - Primary	Main	13`0" x 13`4"
Walk-In Closet	Main	16`3" x 7`2"	Bedroom	Lower	11`5" x 11`0"
Bedroom	Lower	11`5" x 11`0"	Game Room	Lower	16`6" x 22`2"
5pc Ensuite bath	Main		2pc Bathroom	Main	
4pc Bathroom	Lower				

Legal/Tax/Financial

Title:      Zoning:

**Fee Simple**

**R-LD**

Legal Desc:

**241 0667**

Remarks

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Pub Rmks: **CUSTOM Bungalow living in a new and exciting Rivercrest of Cochrane Community! This New build has the possibility to welcome you home March/April 2025. Bungalow living gives you the freedom that comes with main-floor living along with the extra space of a fully developed lower level. This under construction NEW Janssen Home 3 Bedroom with 2.5 bath offers just over 2,100 sq.ft. of total developed living space on two levels; designed with numerous upgrades for the discerning buyer. Open concept main-floor features 9' ceilings, Luxury Vinyl plank, tile flooring and carpet covered stairs going down. From front entrance walk up three steps right into the spacious dining area that leads into a Chef's kitchen with full-height custom cabinets finished with crown mouldings, soft close doors/drawers & full extension glides, quartz counters with undermount sink, tiled backsplash, oversized flush island with overhang, stainless steel appliances - easy access microwave in island, gas range, chimney hoodfan w/full tile to ceiling backsplash, refrigerator and dishwasher. After dinner walk over to your spacious living room with gas fireplace then walk through a beautiful 8' patio door to huge 12' x 14' back deck overlooking yard. Generous main-floor primary bedroom complete with LARGE walk-in closet, 5-pce ensuite, quartz counter with dual undermount sinks, taller vanity with soft close doors and full extension drawers, 5'x3' tiled walk-in shower with bench, soaker tub and private toilet room. Laundry room is conveniently located in primary walk in closet. Lower level offers wide-open rec-room, two generous sized bedroom's, 4-pce bath, linen closet and plenty of space for storage. Family-owned and operated Janssen Homes has been building award-winning homes for over 60-years and is excited to complete another build with you!!! Upgraded features include: 9' main & lower floor ceilings with knock down Spantex, railings & metal spindles, LoE Argon slider windows, R-50 attic insulation, high-efficient furnace w/programmable thermostat & drip humidifier, HRV, 168 sq.ft. deck at back w/aluminum railing & minimal steps to grade. Warranty includes: 1 yr comprehensive, 2 yrs heating, electric, plumbing, 5 yrs building envelope water protection, 10 yrs structural. \*\*\*\*Photos of interior and exterior are of previous Janssen Homes Builds\*\*\*\***

Inclusions: **N/A**

Property Listed By: **Royal LePage Benchmark**

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