

483 RIVERCREST Road, Cochrane T4C 2A4

A2153385 Rivercrest Listing 07/29/24 List Price: **\$759,000** MLS®#: Area:

Status: Active County: **Rocky View County** Change: None Association: Fort McMurray

Date:



Prop Type: Sub Type: City/Town:

Year Built: 2024 Lot Information

Lot Sz Ar: Lot Shape:

General Information

Residential Detached

Cochrane Finished Floor Area Abv Saft:

Low Sqft:

Ttl Sqft: 4,144 sqft 1,269

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

1,269

51

Ttl Park: 4 Garage Sz: 2

3 (12)

2.5 (2 1)

Bungalow

Access:

Back Yard Lot Feat:

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: Forced Air, Natural Gas

Sewer:

Ext Feat: Lighting Construction:

Stone, Vinyl Siding, Wood Frame

Flooring:

Carpet, Ceramic Tile, Hardwood

Water Source: Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: Dishwasher, Microwave, Range, Refrigerator

Int Feat: Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Walk-In Closet(s), Wet Bar

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	0`0" x 0`0"	Kitchen	Main	8`5" x 18`9"
Nook	Main	15`9" x 9`0"	Great Room	Main	13`1" x 12`8"
Bedroom - Primary	Main	13`0" x 13`0"	5pc Ensuite bath	Main	11`9" x 9`2"
Bedroom	Basement	10`0" x 11`0"	4pc Bathroom	Basement	0`0" x 0`0"
Bedroom	Basement	10`0" x 10`10"			

Legal/Tax/Financial

Title: Zoning: **Fee Simple TBD** TBD Legal Desc: Remarks Pub Rmks: The Wynwood 28 is the perfect for anyone looking to downsize while still enjoying entertaining or hosting family gatherings with the main feature of the home being an open concept kitchen, dining and living area with beautiful, vaulted ceiling. The spacious owner's bedroom and spa like ensuite are perfect. Enjoy the beautiful views Cochrane offers from your 28 x 10 deck off the great room. The fully developed sunshine basement with recreation area, wet bar and storage closet is the perfect area for entertaining or movie night. The additional 2 bedrooms and full bath in the basement are perfect for overnight guests. Photos are representative. N/A Inclusions: **Bode Platform Inc.** Property Listed By:

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