

### 483 RIVERCREST Road, Cochrane T4C 2A4

A2181431 12/03/24 List Price: **\$709,000** MLS®#: Area: Rivercrest Listing

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

Date:



**General Information** 

Prop Type: Residential Sub Type: **Detached** City/Town:

Year Built: 2024 Lot Information

Lot Sz Ar: Lot Shape:

Cochrane

Abv Saft: Low Sqft:

Ttl Sqft: 4,144 sqft 1,269

Finished Floor Area

1,269

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

18

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

Sewer:

Ext Feat: Lighting Construction:

Stone, Vinyl Siding, Wood Frame

Flooring:

Carpet, Ceramic Tile, Hardwood

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

Kitchen Appl: Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator

**Basement** 

Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) Int Feat:

**Utilities:** 

4pc Bathroom

**Room Information** 

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

## Legal/Tax/Financial

Title: Zoning: Fee Simple TBD

Legal Desc: TBD

Remarks

Pub Rmks:

\*THIS PRICE IS ONLY VALID FOR A DECEMBER POSSESSION!\* Welcome to this stunning 3-bedroom, 2.5-bathroom bungalow located in the heart of the Rivercrest community. As you step inside, you'll be greeted by a spacious, open floor plan that effortlessly connects the dining room, kitchen, and living area, making it perfect for both everyday living and entertaining. The kitchen is a true highlight, featuring brand-new, top-of-the-line appliances, including a gas cooktop, a stainless steel fridge, a built-in microwave, and a dishwasher. The beautiful quartz countertops complement the sleek white cabinets, which offer ample shelving space for all your kitchen essentials. The dining and living areas are filled with natural light, thanks to the large windows and a striking light fixture that adds elegance to the space. Step outside to your backyard, where you'll find a charming deck, ideal for relaxing with a morning coffee or enjoying the evening breeze. The primary bedroom is a peaceful retreat, with a lovely view of the backyard. The 5-piece ensuite features a double vanity with quartz countertops and stylish grey tile accents throughout, creating a serene and modern atmosphere. The walk-in closet conveniently leads into both the laundry room and kitchen, making organization a breeze. Downstairs, the fully finished basement offers a cozy kitchenette and a large recreation room, perfect for family fun or movie nights. The basement also includes two generously sized bedrooms and a 4-piece bathroom, providing comfort and privacy for guests or growing families. Located in the new, family-friendly community of Rivercrest in Cochrane, this home is surrounded by picturesque mountain views and offers easy access to the city, just a 20-minute drive away. Don't miss out on the opportunity to own this wonderful bungalow, available for immediate possession. Schedule your showing today!

Inclusions: No.

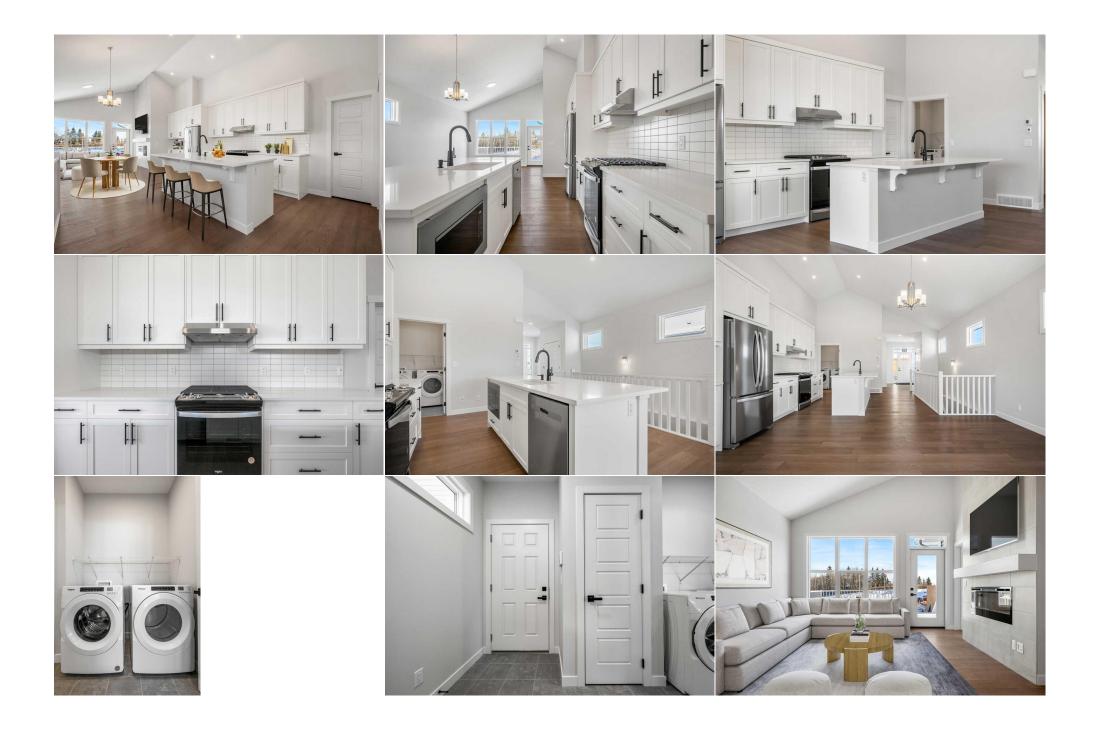
Property Listed By: **eXp Realty** 

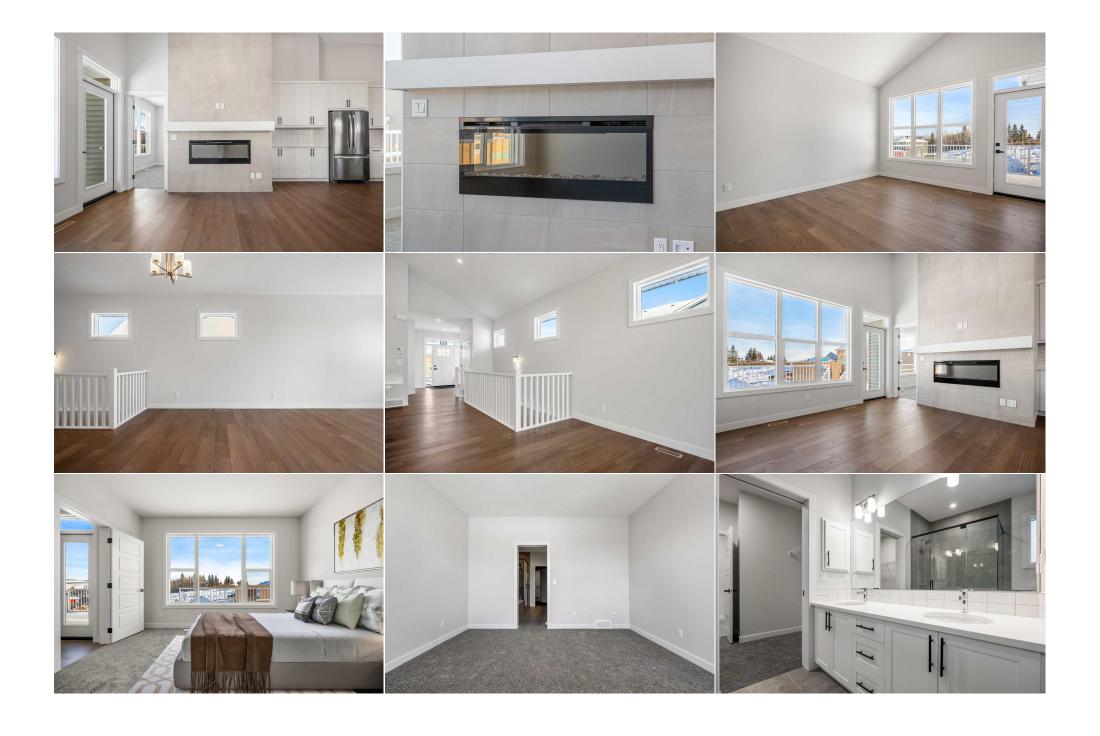
## TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

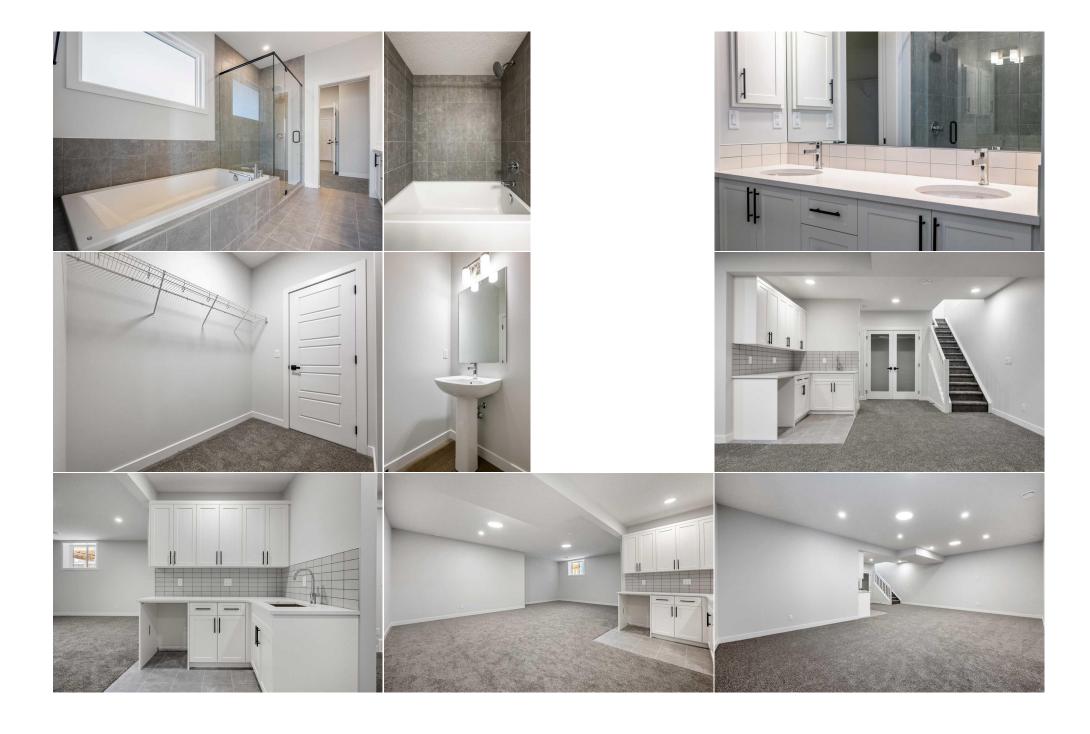








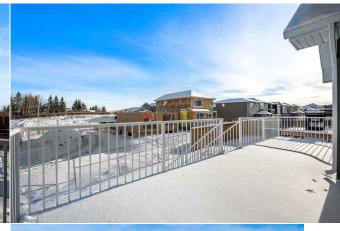




















483 Rivercrest Rd, Cochrane, AB

Main Floor Exterior Area 1270.59 s Interior Area 1174.08 se







# 483 Rivercrest Rd, Cochrane, AB Basement (Below Grade) Ederior Area 1146.19 sq ft Indicider Area 1056.72 sq ft

