



THE
A-TEAM

**RE/MAX
FIRST**

483 RIVERCREST Road, Cochrane T4C 2A4

MLS® #: **A2181431**

Area: **Rivercrest**

Listing Date: **12/03/24**

List Price: **\$709,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2024**
Lot Information
Lot Sz Ar: **4,144 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,269**
Low Sqft:
Ttl Sqft: **1,269**

DOM

18
Layout
Beds: **3 (1 2)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

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

Access:

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
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"
4pc Bathroom	Basement	0`0" x 0`0"			

Title:
Fee Simple
Legal Desc:

Zoning:
TBD

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:
Property Listed By: **None
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 1275.97 sq. ft.
Interior Area 1774.08 sq. ft.
Excluded Area 425.11 sq. ft.



PREPARED: 2024/12/03



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

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Basement (Below Grade) Exterior Area 1146.19 sq ft
Interior Area 1020.72 sq ft



PREPARED: 2024/12/03



While regions are excluded from total floor area in GEMSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.