



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**488 RIVERCREST View, Cochrane T4C 3C7**

MLS®#: **A2182391**      Area: **Rivercrest**      Listing Date: **12/11/24**      List Price: **\$799,900**  
 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: **4,432 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,539**  
 Low Sqft:  
 Ttl Sqft: **2,539**

DOM

**10**  
Layout  
 Beds: **4 (4 )**  
 Baths: **3.0 (3 0)**  
 Style: **2 Storey**

Parking

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

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

Utilities and Features

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

Construction: **Vinyl Siding**  
 Flooring: **Carpet,Laminate,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**  
 Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>8`9" x 6`9"</b>
<b>Pantry</b>	<b>Main</b>	<b>7`8" x 5`7"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>7`7" x 5`6"</b>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>14`9" x 11`6"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`3" x 11`7"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>7`1" x 7`11"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Mud Room</b>	<b>Main</b>	<b>9`11" x 11`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`2" x 8`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 14`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`0" x 16`11"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>11`1" x 8`10"</b>
<b>Laundry</b>	<b>Upper</b>	<b>6`4" x 5`1"</b>

4pc Bathroom  
Bedroom  
Furnace/Utility Room

Upper  
Upper  
Basement

4`11" x 11`0"  
9`3" x 11`1"  
18`9" x 8`2"

Bedroom  
Bonus Room  
Flex Space

Legal/Tax/Financial

Upper  
Upper  
Basement

11`9" x 10`1"  
13`9" x 17`0"  
46`0" x 15`3"

Title:  
Fee Simple  
Legal Desc:

2410667

Zoning:  
R-LD

Remarks

Pub Rmks: **\*\*OPEN HOUSE: Sat. Dec 14 11-2pm, Sun. Dec 15 11-2 & 2:30-4:30 \*\* Welcome to the Shori Model an Urban Farmhouse style by Victory Homes, a meticulously designed masterpiece located in the picturesque community of Rivercrest, Cochrane. This stunning 4 bedroom, 3 full bathroom home combines thoughtful design with exceptional craftsmanship, perfect for families and professionals alike. Step into a spacious, open-concept layout featuring high ceilings open to above and oversized windows that frame Cochrane's breathtaking natural surroundings. The chef-inspired kitchen is the heart of the home, boasting quartz countertops, an expansive island, stylish glass display cases and cabinetry with ample storage. The living area, complete with a contemporary fireplace and panelled feature wall is a cozy yet sophisticated space ideal for entertaining or relaxing. The main floor has one bedroom/den with a 3 piece bathroom. Off the mudroom you will find a custom pet wash. The dining room features high ceilings open to above, with double patio doors leading to the deck. Upstairs, the luxurious primary suite offers a tranquil retreat, featuring a spa-like ensuite with a soaker tub, dual vanities, and a walk-in closet. Additional bedrooms are generously sized, and the upstairs bonus room provides versatile space for a family lounge or playroom. The home also features a double-attached garage with epoxy flooring, rough-in heat and electric vehicle charging. You will find a large yard perfect for outdoor gatherings or quiet evenings. Nestled in the sought-after Rivercrest community, this home offers the perfect balance of tranquility and convenience. Enjoy easy access to scenic walking paths, parks, schools, and local amenities, all while surrounded by Cochrane's stunning natural beauty. Discover the perfect blend of modern living and community charm in this spectacular property. Schedule your private 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





















