



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**492 RIVERCREST VIEW , Cochrane T4C 2W9**

MLS®#: **A2183154** Area: **Rivercrest** Listing Date: **12/19/24** List Price: **\$809,900**  
 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: **4,405 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,577**  
 Low Sqft:  
 Ttl Sqft: **2,577**

DOM

**34**  
Layout  
 Beds: **5 (5 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Yard**  
 Park Feat: **Double Garage Attached**

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: **Dishwasher,Dryer,Microwave,Oven,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>3pc Bathroom</b>	<b>Main</b>	<b>8`3" x 4`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`6" x 8`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`0" x 15`5"</b>
<b>Entrance</b>	<b>Main</b>	<b>6`1" x 14`3"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>8`1" x 10`10"</b>
<b>Office</b>	<b>Upper</b>	<b>6`0" x 9`8"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Main</b>	<b>13`7" x 9`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`6" x 15`7"</b>
<b>Mud Room</b>	<b>Main</b>	<b>7`1" x 6`10"</b>
<b>Other</b>	<b>Main</b>	<b>9`7" x 6`2"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>13`4" x 10`7"</b>
<b>Laundry</b>	<b>Upper</b>	<b>5`1" x 5`11"</b>

Bedroom	Upper	9`3" x 10`0"	3pc Bathroom	Upper	10`11" x 4`11"
Walk-In Closet	Upper	4`5" x 10`10"	Bedroom - Primary	Upper	16`6" x 13`0"
Bedroom	Upper	10`2" x 10`11"	Bedroom	Upper	9`6" x 11`5"
4pc Bathroom	Upper	5`0" x 8`3"	Storage	Basement	4`9" x 13`8"
Other	Basement	15`11" x 9`8"	Flex Space	Basement	9`11" x 23`3"
Family Room	Basement	15`3" x 23`6"			

Legal/Tax/Financial

Title: Fee Simple  
 Legal Desc: 2410667  
 Zoning: R-LD

Remarks

Pub Rmks: **\*\* Open House at showhome - 488 Rivercrest View - Jan. 25th 12-3pm, Jan. 26th 12-3pm and Jan. 26th 3:30-5:30pm \*\* Welcome to this stunning open-concept home located in the highly desirable community of Rivercrest. Known for its scenic walking trails, family-friendly parks, and a warm, welcoming atmosphere, Rivercrest offers a perfect blend of natural beauty and modern conveniences. As you step inside, you are greeted by an impressive open-to-above foyer that sets the tone for the spacious and elegant layout of the home. The main floor features a versatile den complete with an attached three-piece bathroom, making it an ideal space for guests, a home office, or a playroom. The spacious kitchen, perfect for entertaining family and friends, finished with Stainless Steel Samsung appliances. The inviting living room is centered around a modern electric fireplace, perfect for creating a cozy ambiance during gatherings or quiet evenings at home. The upper floor is thoughtfully designed to meet the needs of a growing family. Two of the four bedrooms are connected by a Jack-and-Jill bathroom with a tub, providing both privacy and convenience. The luxurious primary suite offers a true retreat, with a spa-like ensuite featuring a dual vanity, a soaking tub, and a spacious walk-in closet. The fourth bedroom is located adjacent to an additional full bathroom, ensuring comfort and accessibility for everyone. A bright and airy bonus room overlooks the foyer below, providing a versatile space for relaxation, a media room, or a play area. The full, unfinished basement awaits your personal touch, offering endless possibilities to expand and customize your living space. With a double garage and a thoughtfully designed layout, this home is perfect for families who value style, space, and functionality. Combined with the charm and amenities of the Rivercrest community, it is truly a place to call home. Th home will be finished with window coverings throughout.**

Inclusions: None  
 Property Listed By: eXp Realty

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

















