



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

**2**  
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: **None**  
 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>

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

Legal/Tax/Financial

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

Remarks

Pub Rmks: **\*\* OPEN HOUSE: Sat. Dec 21 11-1pm & Sun. Dec 22 2-4pm \*\* 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 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.**

Inclusions: **None**  
 Property Listed By: **eXp Realty**

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











