



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2183651**      Area: **Rivercrest**      Listing Date: **12/19/24**      List Price: **\$995,000**  
 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: **5,372 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,773**  
 Low Sqft:  
 Ttl Sqft: **2,773**

DOM

**34**  
Layout  
 Beds: **3 (3 )**  
 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**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Laminate,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Oven,Range Hood,Refrigerator,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,Soaking Tub,Sump Pump(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>15`0" x 17`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>14`7" x 10`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`4" x 14`10"</b>	<b>Den</b>	<b>Main</b>	<b>11`1" x 8`11"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>9`2" x 4`11"</b>	<b>Other</b>	<b>Main</b>	<b>14`8" x 9`0"</b>
<b>Entrance</b>	<b>Main</b>	<b>8`1" x 5`9"</b>	<b>Mud Room</b>	<b>Main</b>	<b>8`8" x 11`1"</b>
<b>Foyer</b>	<b>Main</b>	<b>10`1" x 8`10"</b>	<b>Other</b>	<b>Main</b>	<b>7`4" x 4`4"</b>
<b>Flex Space</b>	<b>Upper</b>	<b>12`6" x 10`10"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>13`1" x 9`9"</b>

Laundry  
Bonus Room  
Bedroom - Primary  
Balcony

Upper  
Upper  
Upper  
Upper

5`9" x 5`4"  
16`2" x 14`6"  
14`8" x 13`5"  
14`2" x 8`11"

4pc Bathroom  
Bedroom  
Walk-In Closet  
5pc Ensuite bath

Upper  
Upper  
Upper  
Upper

9`8" x 4`11"  
12`1" x 12`2"  
14`8" x 3`11"  
10`11" x 10`5"

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 the Luna, a masterpiece of contemporary elegance and thoughtful design. This stunning home features an open-concept layout with soaring ceilings and an abundance of natural light. The living room, open to above, boasts a clean and modern focal point that enhances the home's contemporary style. The gourmet kitchen is a chef's dream, complete with sleek quartz countertops and modern cabinetry. A functional mudroom with a built-in dog shower makes this home perfect for pet lovers, while the main floor also includes a full bathroom and a versatile den/office for added convenience. Upstairs, the luxurious primary suite offers a spacious walk-in closet and a spa-like ensuite with dual vanities, a glass-enclosed shower. The upper level also features a versatile gym or flex room, a bonus room open to below with 9-foot ceilings, and ample space for relaxing or entertaining. This thoughtfully designed 3-bedroom, 3-bathroom home combines luxury and practicality, offering family-friendly functionality at every turn. With its double attached garage and stylish finishes, the Luna is an ideal choice for modern living. 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! The home will be beautifully finished with Stainless Steel appliance and window coverings throughout.**

Inclusions:  
Property Listed By:

**None**  
**eXp Realty**

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











