



THE
A-TEAM

**RE/MAX
FIRST**

543 RIVERCREST VIEW , Cochrane T4C 2W9

MLS®#: **A2183651** Area: **Rivercrest** Listing **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** Finished Floor Area
 Year Built: **2024** Abv Sqft: **2,773**
 Lot Sz Ar: **5,372 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **2,773**

DOM

2
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: Ext Feat: **None** 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,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>
Kitchen	Main	15`0" x 17`7"	Dining Room	Main	14`7" x 10`9"
Living Room	Main	12`4" x 14`10"	Den	Main	11`1" x 8`11"
3pc Bathroom	Main	9`2" x 4`11"	Other	Main	14`8" x 9`0"
Entrance	Main	8`1" x 5`9"	Mud Room	Main	8`8" x 11`1"
Foyer	Main	10`1" x 8`10"	Other	Main	7`4" x 4`4"
Flex Space	Upper	12`6" x 10`10"	Bedroom	Upper	13`1" x 9`9"

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: Sat. Dec 21 11-1pm & Sun. Dec 22 2-4pm ** 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!**

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

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











