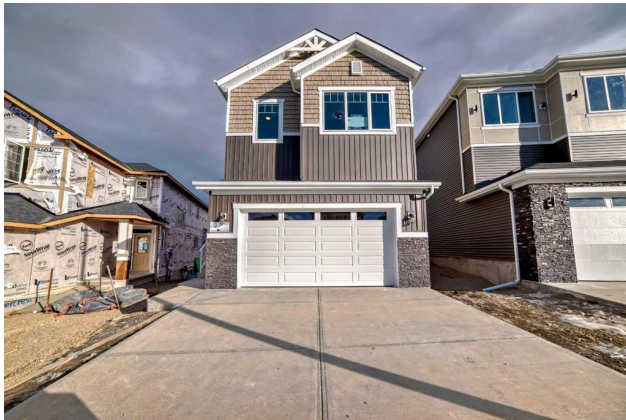


539 RIVERCREST View, Cochrane T4C 2W9

MLS®#: **A2184407** Area: **Rivercrest** Listing Date: **01/24/25** List Price: **\$995,000**
 Status: **Pending** 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: **10 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,587**
 Low Sqft:
 Ttl Sqft: **2,587**

DOM

8
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,No Neighbours Behind**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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>
Living Room	Main	16`11" x 13`5"	Dining Room	Main	12`8" x 11`0"
Kitchen	Main	11`8" x 14`7"	Balcony	Main	8`7" x 13`8"
Pantry	Main	5`7" x 7`3"	Entrance	Main	7`2" x 8`9"
3pc Bathroom	Main	5`7" x 7`8"	Bedroom	Main	8`5" x 8`2"
Bonus Room	Upper	17`0" x 13`8"	Bedroom	Upper	11`1" x 11`10"
5pc Ensuite bath	Upper	10`8" x 7`1"	Bedroom - Primary	Upper	14`3" x 13`3"

Walk-In Closet
Bedroom
Game Room

Upper
Upper
Basement

6`2" x 11`1"
10`1" x 14`3"
24`10" x 46`9"

Laundry
Balcony
4pc Bathroom

Upper
Upper
Upper

5`0" x 6`5"
8`8" x 13`8"
7`11" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-LD

2410667

Remarks

Pub Rmks:

**** Open House at showhome - 488 Rivercrest View - Feb. 1st 11-pm and Feb. 2nd 12-3pm **** Nestled in the highly sought-after community of Rivercrest, this beautiful 4-bedroom, 3-bathroom home offers an exceptional blend of comfort, style, and tranquility. With over 2500 sq ft of living space, including a spacious walkout basement, this residence is designed to impress. Step inside and be immediately captivated by the open-concept main level, which features soaring 10-foot ceilings and a gorgeous floor plan connecting the kitchen, living, and dining areas. Large windows allow natural light to flood the space, creating a bright, airy atmosphere. The heart of the home is the stunning kitchen, perfect for both everyday living and entertaining. Upstairs, you'll find three generously sized bedrooms, including the spacious master suite, along with a bonus room that overlooks the main level, adding an open, modern touch to the design. With the bonus room's unique walkway access, this feature enhances the home's overall flow and functionality. The home has two fireplaces - one in the living area and one in the cozy bonus room - offering both warmth and ambiance throughout the cooler months. Both upper and main level balconies provide the perfect spot to unwind while enjoying peaceful, serene views of the surrounding wooded area, offering a private retreat from the bustle of daily life. With a desirable neighborhood setting and no rear neighbors, you'll enjoy the ultimate in privacy and peaceful living. This home is perfect for anyone looking to embrace a blend of luxury living and natural beauty in the exclusive Rivercrest community. Located near to schools, shopping and all the Cafes and restaurants that Cochrane has to offer. Just a short drive East into Calgary, and you can be in the mountains in little over a hour. Don't miss out, this one wont last!

Inclusions:
Property Listed By:

None
eXp Realty

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











