



THE
A-TEAM

**RE/MAX
FIRST**

558 RIVERCREST View, Cochrane T4C 2W9

MLS®#: **A2188916** Area: **Rivercrest** Listing Date: **01/20/25** List Price: **\$778,000**
 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: **5,494 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,261**
 Low Sqft:
 Ttl Sqft: **2,261**

DOM
2
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking
 Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Corner Lot,Front Yard**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **ENERGY STAR Qualified Equipment,Fireplace(s),Natural Gas**
 Sewer:
 Ext Feat: **Lighting,Private Entrance**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Tankless Water Heater**
 Int Feat: **Bathroom Rough-in,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Tankless Hot Water,Tray Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	16`0" x 13`6"	Nook	Main	12`6" x 13`6"
Kitchen	Main	10`0" x 14`1"	Mud Room	Main	8`0" x 9`2"
Bonus Room	Upper	16`0" x 13`2"	Bedroom	Upper	12`0" x 9`4"
Bedroom	Upper	12`0" x 9`4"	Laundry	Upper	6`3" x 6`5"
2pc Bathroom	Main		5pc Ensuite bath	Upper	
4pc Bathroom	Upper		Bedroom - Primary	Upper	16`7" x 13`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

241 0667

Zoning:
R-LD

Remarks

Pub Rmks:

This Elegant and Fresh Janssen Homes Ltd Build is ready for insulation and drywall and can be ready for the mid to end of June possession! This beautiful home is located in Rivercrest and is close to walking paths, shopping and schools . You as the new homeowner would be able to still make interior color selections to make it your own. This 2261 sqft home beautifully designed on the main floor with an open-concept layout includes living room with fireplace, gourmet kitchen with upgraded full height kitchen cabinets, soft close drawers/doors, quartz counters, undermount sink, island with eating bar, plus 5 S/S appliances. Large, bright dining area with 8' sliding doors opening onto spacious deck & yard. Upper stairwell is open from below to upper floor adding even more light in this gorgeous home. Upper level includes primary retreat, ensuite with soaker tub, separate walk-in tiled shower, dual sinks, walk-through closet to laundry room, an additional 4-pce bath, two more bedrooms & spacious Bonus Room capped with a painted tray ceiling!. This home has a full-sized 24'x20' double attached garage with operator. Additional Features Include: 9' main floor walls, 8' interior door on main floor, luxury vinyl plank, maple railing with metal spindles, gas fireplace with tile surround, tiled backsplash, primary ensuite, main bath, half bath AND laundry come with quartz counters and Delta Trinsic chrome fixtures, in primary ensuite in floor heat and fiberglass base with tiled shower walls. All closets and pantry are finished with on site built in shelving! A Spacious 10' x 14'6" rear deck is also included! Alberta New Home Warranty: 1 yr comprehensive, 2 yrs HVAC, electric, plumbing, 5 yrs building envelope, 10 yrs structural.***PHOTOS and VIRTUAL TOUR ARE OF A PREVIOUS BUILD WITH DIFFERENT COLOR OPTIONS AND SOME FINISHINGS*****RPR supplied but without Stamp of Compliance.**

Inclusions:
Property Listed By:

N/A
Royal LePage Benchmark

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





