



496 RIVERCREST View, Cochrane T4C 3C7

MLS® #: **A2192991** Area: **Rivercrest** Listing Date: **02/12/25** List Price: **\$829,900**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **4,791 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,327**
 Low Sqft:
 Ttl Sqft: **2,327**

DOM

10
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**

Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Oven,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
1pc Bathroom	Main	5`7" x 7`3"	3pc Bathroom	Main	4`11" x 8`3"
Office	Main	9`1" x 8`8"	Pantry	Main	6`7" x 8`3"
Kitchen	Main	14`1" x 11`4"	Mud Room	Main	10`0" x 7`5"
Entrance	Main	5`5" x 8`10"	Dining Room	Main	12`0" x 11`8"
Living Room	Main	11`6" x 13`2"	Balcony	Main	11`1" x 5`9"
5pc Ensuite bath	Upper	10`3" x 9`10"	Walk-In Closet	Upper	10`6" x 6`11"
Bedroom	Upper	8`2" x 10`1"	4pc Bathroom	Upper	5`7" x 9`6"
Laundry	Upper	6`4" x 6`3"	Bedroom	Upper	10`11" x 11`2"
Bedroom - Primary	Upper	12`0" x 14`1"	Bonus Room	Upper	14`9" x 11`9"

Walk-In Closet
Family Room
Furnace/Utility Room

Upper
Basement
Basement

5`8" x 9`2"
13`1" x 22`9"
9`2" x 14`0"

Game Room
Flex Space

Basement
Basement

11`4" x 12`4"
15`2" x 18`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-LD

2410667

Remarks

Pub Rmks:

**** Open House at showhome - 507 Rivercrest View - Feb. 21st 3:30-5:30, Feb. 22nd 12-3pm and Feb. 23rd 11-2pm ** Welcome to this exceptional 4-bedroom, 3-bathroom home offering 2,300 sq ft of beautifully designed living space in the family friendly community of Rivercrest. Perfect for growing families or those who love to entertain, this home features a spacious open-concept kitchen, living, and dining area that creates a warm atmosphere. With 10-ft ceilings on the main floor and an open-to-above living room, you'll enjoy the natural light that pours in from the south-facing backyard. The kitchen boasts a large island, modern finishes, and a convenient walk-through pantry, making meal prep and storage a breeze. The main floor includes a versatile bedroom/office—perfect for a home office or guest room. Upstairs, you'll find a bonus room, perfect for family movie nights, a playroom, or a secondary living space. Three additional bedrooms, including the stunning primary suite with a spacious walk-in closet and a luxurious 5-piece en-suite bath. The large laundry room ensures that chores are easy and organized. For dog lovers, this home features a dog shower in the garage, a must-have for keeping your furry friends clean after outdoor adventures. The triple attached garage offers ample space for your vehicles and additional storage. The south-facing backyard is perfect for enjoying sunny afternoons, whether you're relaxing on the patio or gardening in the sun-drenched space. This home is truly a must-see for anyone seeking style, comfort, and convenience. Don't miss out—schedule a viewing today! With schools nearby, walking and bike paths, and just a short drive in to the Town of Cochrane. You can be in Calgary in 30 minutes to the East, and the mountains in 45 to the West You won't want to miss out on this one!**

Inclusions:
Property Listed By:

none
eXp Realty

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













