



THE
A-TEAM

**RE/MAX
FIRST**

436 RIVERCREST Road, Cochrane T4C3C6

MLS®#: **A2195772** Area: **Rivercrest** Listing Date: **02/24/25** List Price: **\$769,900**
 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: **4,331 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,246**
 Low Sqft:
 Ttl Sqft: **2,246**

DOM

0
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**
 Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator,Tankless Water Heater**
 Int Feat: **Double Vanity,Kitchen Island,Open Floorplan,Pantry,Smart Home,Soaking Tub,Tankless Hot Water,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	Kitchen	Main	15`0" x 11`9"
Flex Space	Main	9`0" x 10`10"	Dining Room	Main	13`3" x 11`6"
Great Room	Main	13`6" x 14`11"	Bedroom - Primary	Upper	12`3" x 14`5"
5pc Ensuite bath	Upper	11`9" x 9`2"	Bedroom	Upper	9`11" x 12`4"
Bonus Room	Upper	12`6" x 15`11"	5pc Bathroom	Upper	0`0" x 0`0"

Bedroom	Upper	9`10" x 12`2"	Legal/Tax/Financial
Title: Fee Simple		Zoning: TBD	
Legal Desc:	TBD		Remarks
Pub Rmks:	<p>Welcome to the stunning Pierce, a modern masterpiece designed for both style and function! This home features a chef-inspired executive kitchen with a waterfall-edge island, pendant lighting, and a Silgranit sink, perfect for entertaining. The spacious main floor boasts a flex room with double doors, a half bath, and a built-in mudroom locker system. Retreat to your luxurious 5-piece ensuite with dual sinks, a private water closet, and a tiled shower. The open-to-above great room and bonus room add to the spacious feel. With vinyl floors, gas fireplace, and modern finishes throughout. Photos are representative.</p>		
Inclusions:	N/A		
Property Listed By:	Bode		

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













