



THE
A-TEAM

**RE/MAX
FIRST**

476 RIVERCREST View, Cochrane T4C 3C7

MLS®#: **A2196729** Area: **Rivercrest** Listing Date: **02/26/25** List Price: **\$799,900**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **4,423 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,528**
 Low Sqft:
 Ttl Sqft: **2,528**

DOM

0
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 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,Private Entrance**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Oven,Range Hood,Refrigerator,Stove(s),Washer**
 Int Feat: **Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Balcony	Main	8`9" x 13`8"	Dining Room	Main	13`9" x 10`11"
Living Room	Main	17`0" x 13`7"	Kitchen	Main	11`10" x 14`10"
Pantry	Main	5`7" x 7`8"	Mud Room	Main	11`6" x 5`0"
Other	Main	5`9" x 4`11"	Entrance	Main	8`9" x 6`10"
3pc Bathroom	Main	5`6" x 7`8"	Bedroom	Main	8`6" x 8`2"
Bonus Room	Upper	17`0" x 13`9"	Bedroom	Upper	11`1" x 9`4"
4pc Bathroom	Upper	11`1" x 4`11"	Walk-In Closet	Upper	7`11" x 7`1"

Bedroom - Primary
Laundry
Game Room

Upper
Upper
Basement

11`8" x 13`3"
5`1" x 6`5"
24`10" x 46`2"

5pc Ensuite bath
Bedroom

Upper
Upper

8`9" x 11`0"
10`1" x 12`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2410667

Zoning:
R-LD

Remarks

Pub Rmks:

**** Open House at showhome - 507 Rivercrest View - Mar. 1st 12-2pm and Mar. 2nd 12-4pm **** Introducing the Shori Model by Victory Homes - an Urban Farmhouse-inspired gem nestled in the picturesque Rivercrest community of Cochrane. This stunning 4-bedroom, 3-bathroom home is a perfect choice for families and professionals. The home will come complete with premium Stainless Steel Samsung appliances and stylish window coverings throughout. Upon entering, you'll be greeted by an expansive, open-concept space with 10ft ceilings and large windows that frame breathtaking views of Cochrane's natural beauty. The heart of the home is the chef-worthy kitchen, featuring sleek quartz countertops, and spacious island. The inviting living area, with its modern fireplace offers the perfect setting for both entertaining and relaxing. The main floor also includes a flexible bedroom/den with a convenient 3-piece bathroom, ideal for guests or a home office. Adjacent to the mudroom, you'll find a custom pet wash, adding both practicality and luxury. The dining room, with its high open-to-above ceilings, leads out to a deck through double patio doors, making indoor-to-outdoor living effortless. Upstairs, the luxurious primary suite is a true sanctuary, featuring a spa-inspired ensuite with a soaker tub, dual vanities, and a spacious walk-in closet. The additional bedrooms are generously sized, and the versatile bonus room offers endless possibilities for a family lounge, media room, or play area. The home also boasts a double-attached garage with epoxy flooring, rough-in heat, and an electric vehicle charging station. Outside, a large yard provides the perfect space for outdoor entertainment or quiet relaxation. Located in the desirable Rivercrest community, this home offers a perfect balance of peaceful living and easy access to parks, schools, scenic walking paths, and local amenities, all while being surrounded by Cochrane's stunning natural landscape.

Inclusions:
Property Listed By:

none
eXp Realty

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











