



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**396 RIVERCREST View, Cochrane T4C 3C7**

MLS® #: **A2197583**      Area: **Rivercrest**      Listing Date: **02/26/25**      List Price: **\$949,000**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**  
 Year Built: **2023**  
Lot Information  
 Lot Sz Ar: **5,468 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,253**  
 Low Sqft:  
 Ttl Sqft: **2,253**

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,Corner Lot,Front Yard,Street Lighting**  
 Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central,In Floor,ENERGY STAR Qualified Equipment,Fireplace(s),Humidity Control**  
 Sewer:  
 Ext Feat: **BBQ gas line,Private Yard**

Construction: **Concrete,Manufactured Floor Joist,Stone,Vinyl Siding**  
 Flooring: **Carpet,Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,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,See Remarks,Soaking Tub,Storage,Tankless Hot Water,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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<b>Nook</b>	<b>Main</b>	<b>12`5" x 13`0"</b>	<b>Great Room</b>	<b>Main</b>	<b>16`6" x 14`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`8" x 12`0"</b>	<b>Foyer</b>	<b>Main</b>	<b>10`6" x 8`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Pantry</b>	<b>Main</b>	<b>5`8" x 5`5"</b>
<b>Mud Room</b>	<b>Main</b>	<b>6`0" x 6`10"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>16`6" x 13`0"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>5`6" x 9`1"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`7" x 11`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`7" x 11`2"</b>	<b>Laundry</b>	<b>Upper</b>	<b>7`5" x 8`0"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>13`6" x 19`0"</b>			

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **231 0327**

Zoning: **R-LD**

Remarks

Pub Rmks: **Welcome to the Aspen Show home by JANSSEN HOME'S! This beautiful Showhome is situated in the community of Rivercrest near schools, parks, sports facility, restaurants and plenty of amenities. Now, let 's take you inside starting in the foyer on the main floor, you will experience 9ft walls and towering 8ft doors that grant you access to the mudroom, pantry, kitchen, nook, living room and half bath. The TRIPLE pane windows are endless and give so much light that you don't even need to turn on the lights till dusk. The living rooms focus is a gas fireplace adding comfort for family time on those chilly nights. The spacious designer kitchen includes quartz counters, under cabinet lighting and taller cabinets to ceiling that are equipped with soft close doors and drawers. The Kitchen Island houses a microwave cabinet and dishwasher and is capped off with a 15" overhang quartz counter that includes an undermount graphite sink. This chef's kitchen is adorned with Stainless Steel appliances, which includes a refrigerator, gas stove, decorative funnel fan, dishwasher and built in microwave with trim kit. On the upper floor you will be greeted by a beautiful bonusroom with a vaulted ceiling and through the large windows a forever view. Included on the upper floor is a spacious laundry room complete with a window for additional light, cabinet with top mount sink and built on site shelving. Janssen Homes is known for their built on site finishing's which include the deacons bench in foyer, solid pantry shelving, lockers in mudroom, closets and built in linen on upper floor hallway which all helps with keeping life organized. Stunning vaulted ceilings add incredible height and an airy feeling in the Primary bedroom and bonusroom. Now, for the flooring, on the main area, stairs going up to bonusroom are finished with Luxury Vinyl Plank, which is perfect for those busy homes. There is tile in the laundry room, main bath and primary ensuite. Tile in the primary bath has been completed with programmable in floor heat. There is carpet on upper hallway, bedrooms, closets, recreation room and stairs going down to walk out level. Primary ensuite has an executive full tiled shower with rain head and hand shower, bench and is enclosed with a 10ml glass pivoting shower door and side panel. The primary ensuite's taller vanity cabinet is equipped with plenty of storage space and has double undermount sinks that are topped with quartz. Across from the vanity you will find a stunning oval freestanding soaker tub perfect for the end of day "me time". The main bath is finished with a fiberglass deep tub/shower for easy cleaning and the vanity is topped with quartz and also includes an undermount sink. The OVERSIZED double garage can accommodate two vehicles comfortably and still leaves plenty of space for storage. Also included - A/C, Trimedge Ext Lights, Blinds and Landscaped!!! This is a must see as there is so much more to see! Please note that the photos are of the showhome.**

Inclusions: **Blinds with motorized wand, Trimlight Edge**  
 Property Listed By: **Royal LePage Benchmark**

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







