

\$799,900 - 476 Rivercrest View, Cochrane

MLS® #A2196729

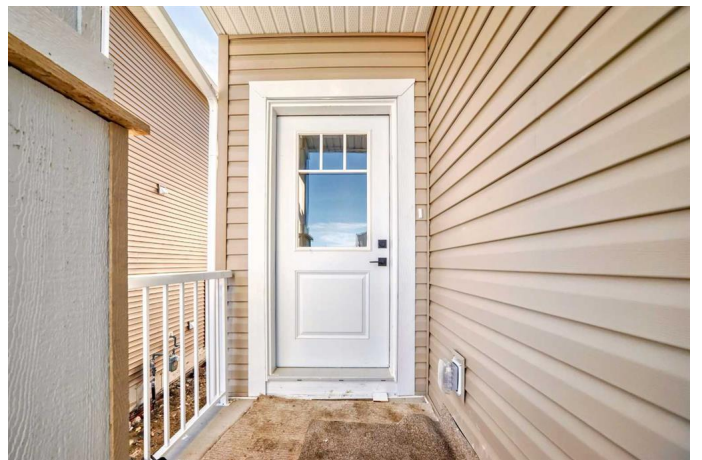
\$799,900

4 Bedroom, 3.00 Bathroom, 2,529 sqft
Residential on 0.10 Acres

Rivercrest, Cochrane, Alberta

**** Open House at showhome - 476 Rivercrest View - Mar. 15th 1:30-4pm and Mar. 16th 1-4pm **** 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.

Built in 2025

Essential Information

MLS® #	A2196729
Price	\$799,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,529
Acres	0.10
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	476 Rivercrest View
Subdivision	Rivercrest
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3C7

Amenities

Parking Spaces	6
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Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Oven, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other, Private Entrance
Lot Description	Back Yard
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 26th, 2025
Days on Market	16
Zoning	R-LD

Listing Details

Listing Office	eXp Realty
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