

# \$799,900 - 496 Rivercrest View, Cochrane

MLS® #A2192991

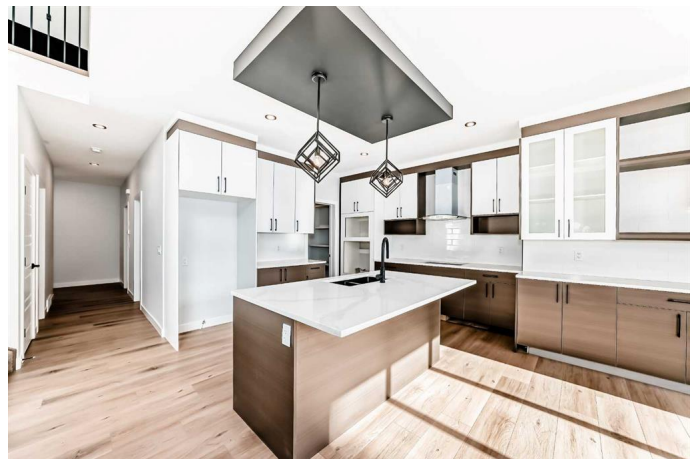
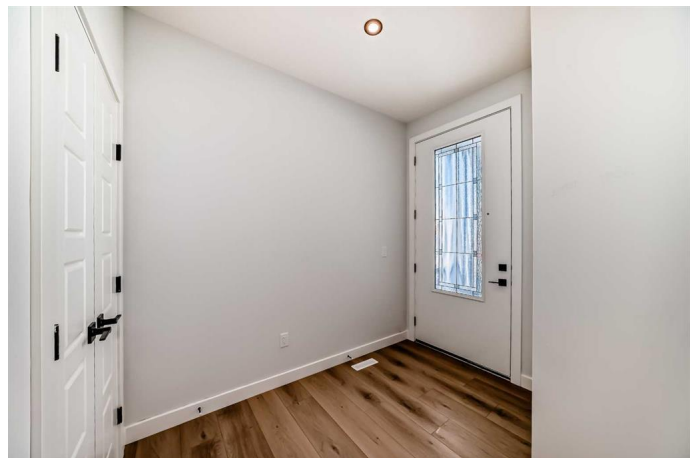
**\$799,900**

3 Bedroom, 4.00 Bathroom, 2,327 sqft

Residential on 0.11 Acres

Rivercrest, Cochrane, Alberta

**\*\* Open House at showhome - 531 Rivercrest View - Saturday, Apr. 26th 3-5pm \*\*** 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. Donâ€™t miss outâ€”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 wonâ€™t want to miss out on this one!

Built in 2024

**Essential Information**

MLS® #	A2192991
Price	\$799,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,327
Acres	0.11
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	496 Rivercrest View
Subdivision	Rivercrest
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3C7

**Amenities**

Parking Spaces	6
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, Recessed Lighting, Storage, Walk-In Closet(s), Separate Entrance
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings, Oven
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	February 12th, 2025
Days on Market	72
Zoning	R-LD

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.