

# \$789,900 - 496 Rivercrest View, Cochrane

MLS® #A2222392

**\$789,900**

3 Bedroom, 3.00 Bathroom, 2,348 sqft

Residential on 0.10 Acres

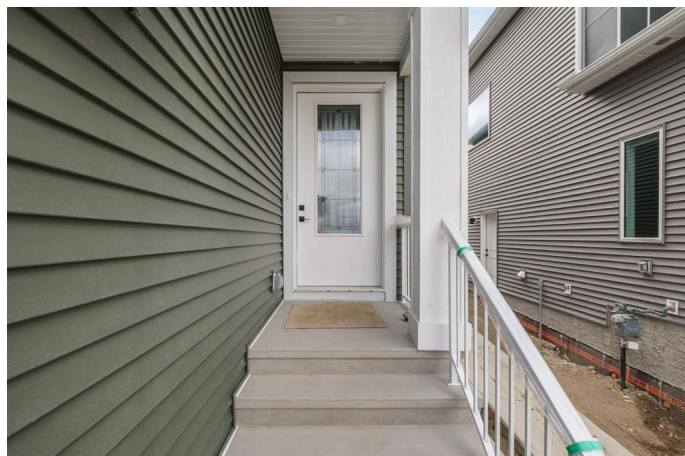
Rivercrest, Cochrane, Alberta

Welcome to this exceptional 3-bedroom, 3-bathroom home in the desirable community of Rivercrest in Cochrane. Perfect for families and entertainers alike, this home offers a bright open-concept layout, featuring a stunning open-to-above living room and a sunny south-facing backyard. The modern kitchen boasts a large island, sleek finishes, and a convenient walk-through pantry. A versatile main-floor office and full bathroom provide flexibility for remote work or hosting guests. Upstairs, enjoy a spacious bonus room, a luxurious primary suite with a walk-in closet and 5-piece en-suite, plus two additional bedrooms and upstairs laundry for added convenience. Pet owners will love the built-in dog shower in the mudroom, and the triple attached garage offers ample space for vehicles and storage. The unfinished basement includes a separate side entrance. Located close to schools, walking paths, and bike trails, this home is the perfect blend of comfort, style, and practicality.

Built in 2024

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2222392  |
| Price      | \$789,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |             |
|----------------|-------------|
| Square Footage | 2,348       |
| Acres          | 0.10        |
| 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 2W9             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### Interior

|                   |                                                                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Oven, Range Hood, Refrigerator, Washer, Window Coverings                                                                             |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                        |
| Cooling           | None                                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                                                                                              |
| Fireplaces        | Electric                                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                            |
| Basement          | Full, Unfinished                                                                                                                                                                                               |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Lighting, Private Entrance, Private Yard, Rain Gutters |
| Lot Description   | Back Yard, Reverse Pie Shaped Lot                                    |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 17th, 2025 |
| Days on Market | 29             |
| Zoning         | R-LD           |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Sterling Real Estate |
|----------------|----------------------|

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