

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

MLS® #A2192991

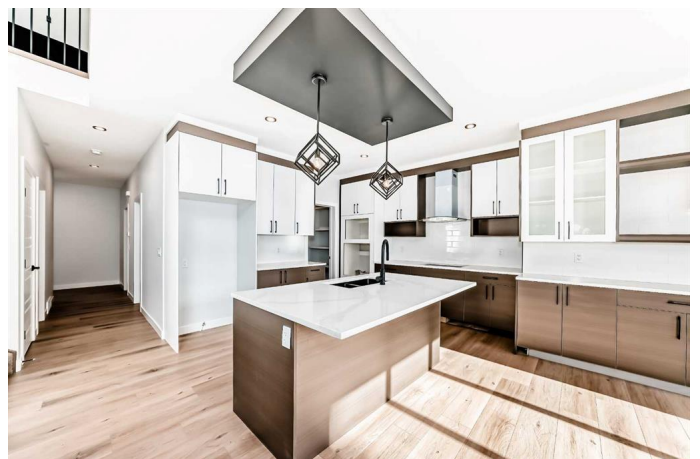
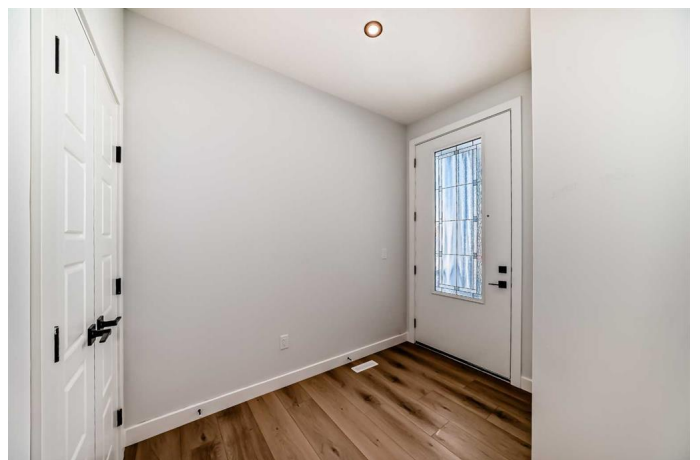
**\$799,900**

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. 19th 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. Don't miss out—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 won'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, Separate Entrance, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave, Oven, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings                                                                                           |
| 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 | 68                  |
| Zoning         | R-LD                |

## Listing Details

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

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