

# \$759,900 - 476 Rivercrest View, Cochrane

MLS® #A2234284

## \$759,900

4 Bedroom, 3.00 Bathroom, 2,535 sqft

Residential on 0.10 Acres

Rivercrest, Cochrane, Alberta

Modern Living in Rivercrest, Cochrane. Located in the scenic and family-friendly community of Rivercrest, this brand new home offers the perfect blend of style, functionality, and comfort. Thoughtfully designed, the main floor features durable vinyl flooring, a full bathroom, and a convenient bedroom. The open-to-above ceilings fill the home with natural light, creating a bright and airy atmosphere. Additional highlights include a dog wash and a spacious deck, perfect for outdoor living and entertaining. Upstairs, enjoy a unique bridge-style bonus room, ideal for relaxing or gathering with family. The primary suite is a luxurious retreat with a 5-piece ensuite, while two additional bedrooms provide plenty of space for the whole family. Outside, the generous backyard is perfect for summer barbecues, playtime, or quiet evenings. Enjoy a peaceful, nature-rich lifestyle with easy access to parks, schools, walking paths, and all essential amenities.

Built in 2025

## Essential Information

MLS® #	A2234284
Price	\$759,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,535



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	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, 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, Microwave, Oven, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
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
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 24th, 2025
Days on Market	61
Zoning	R-LD

### **Listing Details**

Listing Office	STERLING REAL ESTATE
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