

# \$779,900 - 488 Rivercrest View, Cochrane

MLS® #A2220127

**\$779,900**

4 Bedroom, 3.00 Bathroom, 2,544 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 ideal for guests or multigenerational living. 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. A separate side entrance to the basement offers excellent potential for future development. 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 2024

## Essential Information

MLS® # A2220127

Price \$779,900

Bedrooms 4

|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,544       |
| Acres          | 0.10        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 488 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, Tankless Water Heater, Washer, Window Coverings, Humidifier  |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric   |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, 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 | May 12th, 2025 |
| Zoning      | R-LD           |

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.