

# \$759,900 - 496 Rivercrest View, Cochrane

MLS® #A2235050

## \$759,900

3 Bedroom, 3.00 Bathroom, 2,348 sqft

Residential on 0.10 Acres

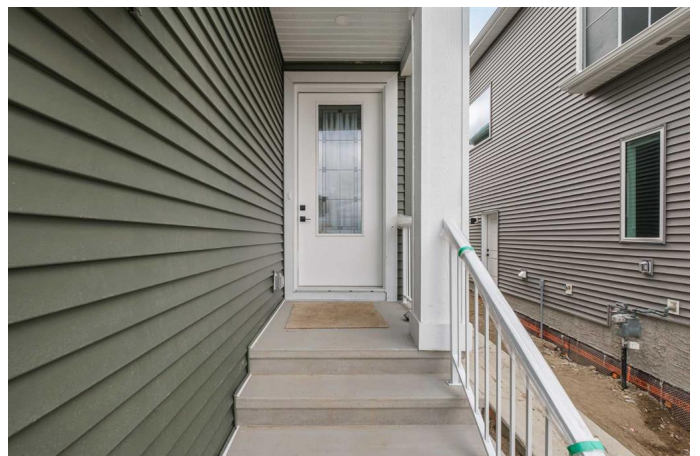
Rivercrest, Cochrane, Alberta

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® #	A2235050
Price	\$759,900
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	Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Oven, Range Hood, 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	June 26th, 2025
Days on Market	9
Zoning	R-LD

### **Listing Details**

Listing Office	STERLING REAL ESTATE
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