



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**488 Rivercrest View
Cochrane, Alberta**

MLS # A2234275



\$759,900

Division:	Rivercrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,544 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

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)

Inclusions: N/A

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.