



GRASSROOTS
REALTY GROUP

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496 Rivercrest View Cochrane, Alberta

MLS # A2235050



\$759,900

Division:	Rivercrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,348 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Reverse Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	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, 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

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.