



**GRASSROOTS**  
REALTY GROUP

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**476 Rivercrest View  
Cochrane, Alberta**

**MLS # A2252105**



**\$735,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Rivercrest             |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,535 sq.ft.           | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.10 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Yard              |               |                  |

|                    |                         |                   |      |
|--------------------|-------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Vinyl Plank             | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Unfinished        | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame              | <b>Zoning:</b>    | R-LD |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -    |

**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:** None

Welcome to your dream home in the vibrant and scenic community of Rivercrest, Cochrane. Nestled along the edge of nature and just minutes from everyday conveniences, this brand new, beautifully crafted home by Victory Homes LTD blends modern elegance with practical family living. Known for exceptional quality and craftsmanship, Victory Homes is quickly making waves in Rivercrest and neighboring Greystone, delivering homes that are as stylish as they are functional. From the moment you arrive, you'll be captivated by the home's open-concept layout and abundance of natural light. Step inside to discover durable luxury vinyl plank flooring that flows throughout the main floor, designed to withstand busy family life while maintaining a sleek, contemporary look. A main floor bedroom and full 3-piece bathroom provide incredible flexibility, perfect for guests, multi-generational living, or a private home office. At the heart of the home is a stunning open-concept living area, enhanced by soaring open-to-above ceilings that create a dramatic and airy atmosphere. Large windows flood the space with natural light, while the seamless flow between the living, dining, and kitchen areas makes entertaining effortless. The modern kitchen boasts premium finishes, quartz countertops, ample cabinetry, and a central island ideal for gathering with family and friends. Unique and functional upgrades include a dedicated dog wash station, a spacious rear deck perfect for outdoor dining, lounging, or summer BBQs in your generously sized backyard. Upstairs, a bridge-style bonus room offers a versatile second living space ideal as a media room, play area, or quiet retreat. The luxurious primary suite is your personal haven, featuring a spacious layout, walk-in closet, and a spa-inspired 5-piece ensuite with dual vanities, a soaker tub, and a glass-enclosed

shower. Two additional well-sized bedrooms and a full bath complete the upper level, offering ample room for family, guests, or home office needs. Set in one of Cochrane's most sought-after communities, this home combines tranquil, nature-rich living with unbeatable convenience. Enjoy nearby parks, playgrounds, top-rated schools, scenic walking paths along the river, and easy access to shopping, dining, and major commuter routes.