



**GRASSROOTS**  
REALTY GROUP

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

**566 Rivercrest View  
Cochrane, Alberta**

**MLS # A2270728**



**\$765,000**

<b>Division:</b>	Rivercrest		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,630 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Sloped		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Manufactured Floor Joist, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Discover luxury living in the beautiful community of Rivercrest in Cochrane, overlooking the Bow River! This brand-new home perfectly combines Elegance and Functionality. Featuring an open concept floor plan, boasting FOUR spacious bedrooms and three and a half bathrooms. As you step into the main foyer, you are greeted by a bright, open-to-above living area. The chef's kitchen is a highlight, equipped with gourmet appliances, a gas cooktop, a generous island, ample prep space, and a large pantry. The expansive living room features large windows and a cozy gas fireplace, creating a warm and inviting atmosphere. Adjacent to the living area is an elegant dining space that seamlessly connects to a rear deck—perfect for entertaining and enjoying summer evenings. The main floor also includes a convenient two-piece powder room and a custom-built mudroom adjacent to the double-car garage. On the second floor, you will find TWO primary suites. One suite features a spacious walk-in closet and a luxurious five-piece ensuite with a double vanity, a soaker tub, and a walk-in rain shower. The second suite includes a walk-in closet and a three-piece ensuite with a rain shower system. Additionally, there are two well-sized bedrooms that share a four-piece common bathroom, complemented by a linen closet for added convenience. A bright bonus room on this level provides flexible space ideal for a home office, movie nights, or accommodating guests. The unfinished basement awaits your personal touch, offering additional potential for customization. This home is equipped with countless upgrades, ensuring a modern and comfortable lifestyle. With its prime location and exceptional design, this property is a rare find in the Cochrane market. Don't miss your chance to make this dream home yours! Schedule your private showing today!

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