



GRASSROOTS
REALTY GROUP

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524 Rivercrest View Cochrane, Alberta

MLS # A2202754



\$799,900

| | | | |
|------------------|--|---------------|------------------|
| Division: | Rivercrest | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,470 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 3 | Baths: | 3 |
| Garage: | Garage Door Opener, Triple Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, 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, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome to the stunning Rogue 4 model, a perfect blend of style, comfort, and functionality, located in the scenic and family-friendly community of Rivercrest in Cochrane. This beautifully designed home boasts 3 spacious bedrooms, 3 bathrooms, a versatile main-floor den, and a breathtaking open-to-above living room, creating a bright and airy atmosphere. Whether you're a growing family or a busy professional, this home offers the perfect balance of space and convenience. The triple attached garage provides ample parking and storage, while the thoughtfully designed interior features luxury vinyl plank flooring on the main level, plush carpeting upstairs, and sleek quartz countertops throughout. The modern kitchen comes fully equipped with high-end appliances, making meal prep a breeze. Plus, all appliances and window coverings are included, ensuring a seamless move-in experience. Enjoy outdoor living in the spacious backyard, ideal for summer barbecues, playtime, or simply unwinding in a private setting. Living in Rivercrest means embracing a peaceful and nature-filled lifestyle, with easy access to parks, schools, walking paths, and all the essential local amenities.