



GRASSROOTS
REALTY GROUP

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

**460 Rivercrest View
Cochrane, Alberta**

MLS # A2212679

\$829,000



Division:	Rivercrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,758 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to 460 Rivercrest View another stunning home by 3D Development LTD., one of Rivercrest's most exciting new builders! This brand new 2 storey home offers over 2750 sq. ft. of thoughtfully designed living space and is loaded with high-end features. The main floor boasts a spacious open-concept layout with a grand foyer, a versatile front den or guest bedroom, stylish 2-piece bath, and a dream kitchen complete with stainless steel appliances, gas range, oversized island, and a rare butler's pantry for added prep space and storage. The living room is anchored by a sleek gas fireplace and flows seamlessly into the dining/eating area. Just perfect for both entertaining and everyday family life. Upstairs, the layout truly shines with the luxurious primary suite featuring a spa-inspired ensuite with dual vanities, soaker tub, and a large walk-in closet. One of the three additional bedrooms also have their own private ensuite, plus there's a third and fourth bedroom, another full bath, and a spacious bonus room overlooking the foyer. And that's not all! Other highlights include a side entrance to the bright, undeveloped basement, perfect for future development, and a double attached garage. Located just up the street from another fantastic 3D Developments home at 456 Rivercrest View, this one offers the same elevated style, quality craftsmanship, and family-friendly design plus a bit more square footage and that incredible butler's pantry. Estimated completion: Summer 2025. Don't miss your chance to own in Rivercrest book your showing today!