



**460 Rivercrest View  
Cochrane, Alberta**

**MLS # A2212679**



**\$779,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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)		
<b>Inclusions:</b>	None		

READY TO MOVE IN!! IMMEDIATE POSSESSION!!! 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. Don't miss your chance to own in Rivercrest book your showing today!