

\$799,900 - 476 Rivercrest View, Cochrane

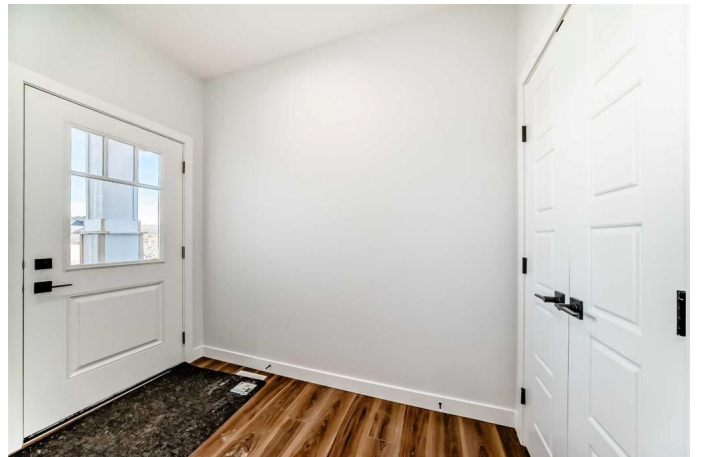
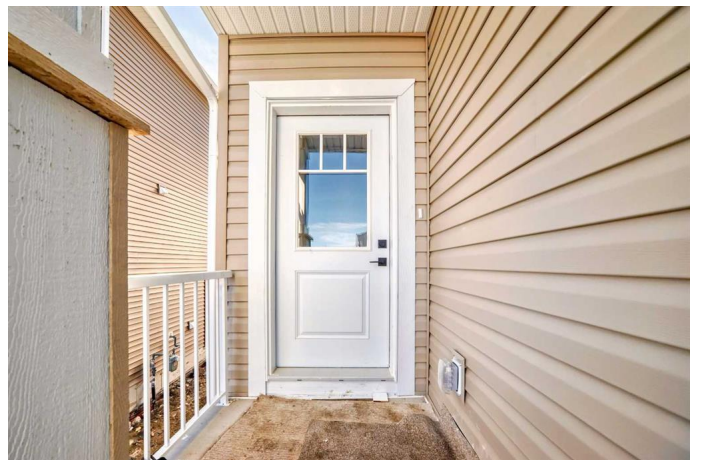
MLS® #A2196729

\$799,900

4 Bedroom, 3.00 Bathroom, 2,529 sqft
Residential on 0.10 Acres

Rivercrest, Cochrane, Alberta

** Open House at showhome - 476 Rivercrest View - Apr. 5th 2-4pm and Apr 6th 12-4pm - 531 Rivercrest View ** Introducing the Shori Model by Victory Homes â€” an Urban Farmhouse-inspired gem nestled in the picturesque Rivercrest community of Cochrane. This stunning 4-bedroom, 3-bathroom home is a perfect choice for families and professionals. The home will come complete with premium Stainless Steel Samsung appliances and stylish window coverings throughout. Upon entering, you'll be greeted by an expansive, open-concept space with 10ft ceilings and large windows that frame breathtaking views of Cochrane's natural beauty. The heart of the home is the chef-worthy kitchen, featuring sleek quartz countertops, and spacious island. The inviting living area, with its modern fireplace offers the perfect setting for both entertaining and relaxing. The main floor also includes a flexible bedroom/den with a convenient 3-piece bathroom, ideal for guests or a home office. Adjacent to the mudroom, you'll find a custom pet wash, adding both practicality and luxury. The dining room, with its high open-to-above ceilings, leads out to a deck through double patio doors, making indoor-to-outdoor living effortless. Upstairs, the luxurious primary suite is a true sanctuary, featuring a spa-inspired ensuite with a soaker tub, dual vanities, and a spacious walk-in closet. The additional bedrooms are generously sized, and the versatile bonus room offers endless



possibilities for a family lounge, media room, or play area. The home also boasts a double-attached garage with epoxy flooring, rough-in heat, and an electric vehicle charging station. Outside, a large yard provides the perfect space for outdoor entertainment or quiet relaxation. Located in the desirable Rivercrest community, this home offers a perfect balance of peaceful living and easy access to parks, schools, scenic walking paths, and local amenities, all while being surrounded by Cochrane's stunning natural landscape.

Built in 2025

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2196729 |
| Price | \$799,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,529 |
| Acres | 0.10 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 476 Rivercrest View |
| Subdivision | Rivercrest |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 3C7 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 6 |
|----------------|---|

| | |
|--------------|------------------------|
| Parking | Triple Garage Attached |
| # of Garages | 3 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Microwave, Oven, Range Hood, Refrigerator, Stove(s), Washer |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|-------------------------|
| Exterior Features | Other, Private Entrance |
| Lot Description | Back Yard |
| Roof | Asphalt |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 26th, 2025 |
| Days on Market | 37 |
| Zoning | R-LD |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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