

# \$799,900 - 536 Rivercrest View, Cochrane

MLS® #A2202499

**\$799,900**

4 Bedroom, 3.00 Bathroom, 2,652 sqft

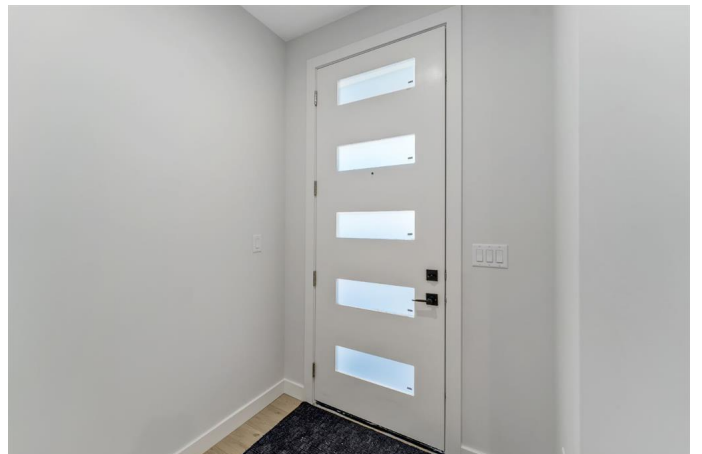
Residential on 0.12 Acres

Rivercrest, Cochrane, Alberta

Welcome to the stunning Rogue 3 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.

Built in 2025

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2202499    |
| Price          | \$799,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,652       |
| Acres          | 0.12        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 536 Rivercrest View |
| Subdivision | Rivercrest          |
| City        | Cochrane            |
| County      | Rocky View County   |
| Province    | Alberta             |
| Postal Code | T4C 2W9             |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, Double Vanity, High Ceilings, 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) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Humidifier, Oven, Tankless Water Heater   |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |

|              |                                  |
|--------------|----------------------------------|
| Has Basement | Yes                              |
| Basement     | Exterior Entry, Full, Unfinished |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line, Lighting, Private Entrance, Private Yard, Rain Gutters |
| Lot Description   | Back Yard  |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Frame   |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 19th, 2025 |
| Days on Market | 18               |
| Zoning         | R-LD             |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Sterling Real Estate |
|----------------|----------------------|

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