

# \$759,900 - 496 Rivercrest View, Cochrane

MLS® #A2235050

## \$759,900

3 Bedroom, 3.00 Bathroom, 2,348 sqft

Residential on 0.10 Acres

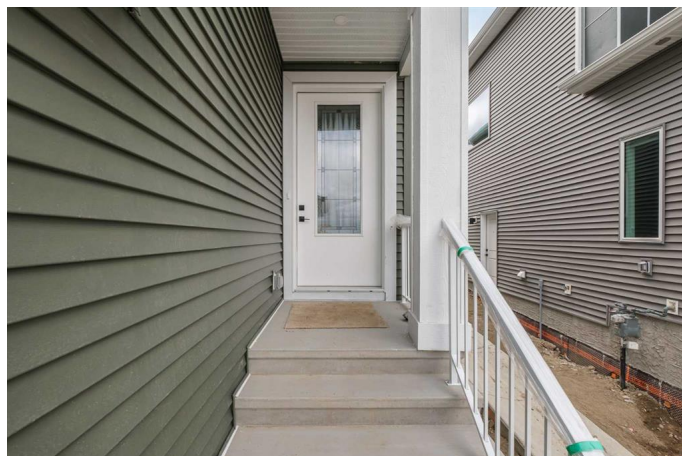
Rivercrest, Cochrane, Alberta

Welcome to this exceptional 3-bedroom, 3-bathroom home in the desirable community of Rivercrest in Cochrane. Perfect for families and entertainers alike, this home offers a bright open-concept layout, featuring a stunning open-to-above living room and a sunny south-facing backyard. The modern kitchen boasts a large island, sleek finishes, and a convenient walk-through pantry. A versatile main-floor office and full bathroom provide flexibility for remote work or hosting guests. Upstairs, enjoy a spacious bonus room, a luxurious primary suite with a walk-in closet and 5-piece en-suite, plus two additional bedrooms and upstairs laundry for added convenience. Pet owners will love the built-in dog shower in the mudroom, and the triple attached garage offers ample space for vehicles and storage. The unfinished basement includes a separate side entrance. Located close to schools, walking paths, and bike trails, this home is the perfect blend of comfort, style, and practicality.

Built in 2024

## Essential Information

MLS® #	A2235050
Price	\$759,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3



Square Footage	2,348
Acres	0.10
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	496 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, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Oven, Range Hood, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	BBQ gas line, Lighting, Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Yard, Reverse Pie Shaped Lot

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	15
Zoning	R-LD

### **Listing Details**

Listing Office	STERLING REAL ESTATE
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.