

# \$949,900 - 531 Rivercrest View, Cochrane

MLS® #A2235167

**\$949,900**

5 Bedroom, 4.00 Bathroom, 1,859 sqft  
Residential on 0.14 Acres

Rivercrest, Cochrane, Alberta

Experience luxury living in this exceptional walk out bungalow, perfectly positioned on a massive lot in the sought-after community of Rivercrest. With 5 spacious bedrooms and thoughtful design throughout, this home backs onto green space with breathtaking views of the Bow River and the Town of Cochrane. As you enter, you're welcomed by an abundance of natural light and a warm, inviting atmosphere. Just off the entryway is a versatile bedroom or home office ideal for work or guests. The chef-inspired kitchen boasts a large island, stainless steel appliances, and a walk-in pantry. Whether you're cooking for the family or entertaining friends, the oversized island is the perfect centerpiece. The open concept living and dining area features a cozy fireplace perfect for curling up on cold winter evenings. Step out onto the full width balcony and soak in the peaceful natural surroundings. The main level also includes a stunning primary suite complete with a 5-piece ensuite, walk-in closet, and private access to the deck your personal retreat to enjoy forested views. A well appointed laundry room and a custom pet wash station add everyday convenience. Downstairs, the walk out basement offers three additional bedrooms, a stylish glass walled gym or office, and a convenient kitchenette ideal for guests or multi-generational living. The expansive backyard offers endless opportunities for play, gardening, or simply relaxing in your private green space. Located just steps from scenic



walking trails and within walking or biking distance to schools, shops, and dining this home offers the perfect blend of nature, space, and lifestyle.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2235167    |
| Price          | \$949,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 1,859       |
| Acres          | 0.14        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 531 Rivercrest View |
| Subdivision | Rivercrest          |
| City        | Cochrane            |
| County      | Rocky View County   |
| Province    | Alberta             |
| Postal Code | T4C 2W9             |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven,  |

|                 |  |
|-----------------|--|
|                 | Range Hood, Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air   |
| Cooling         | None   |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Electric   |
| Has Basement    | Yes  |
| Basement        | Finished, Full                                     |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Entrance, Private Yard, Rain Gutters |
| Lot Description   | Back Yard, Backs on to Park/Green Space      |
| Roof              | Asphalt Shingle                              |
| Construction      | Wood Frame                                   |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 4               |
| Zoning         | R-LD            |

## Listing Details

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

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