

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

MLS® #A2202499

**\$799,900**

4 Bedroom, 3.00 Bathroom, 2,652 sqft

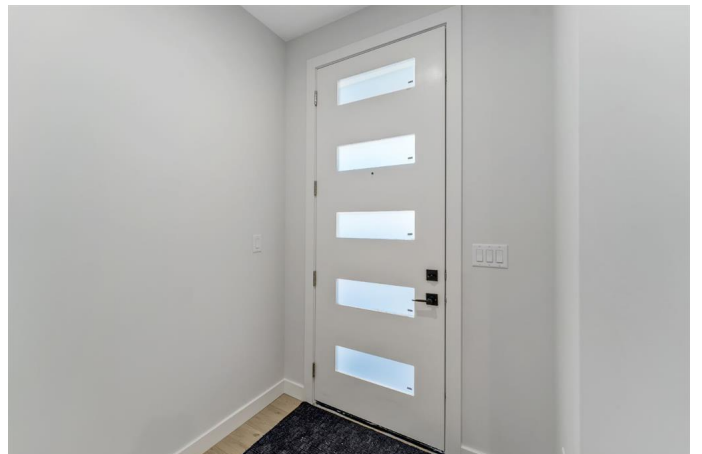
Residential on 0.12 Acres

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	14
Zoning	R-LD

### **Listing Details**

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

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.