



472 Rivercrest View Cochrane Alberta

\$799,000

Affordable & Exceptional Living Awaits you at 472 Rivercrest View! A Signature Home by 3D Development LTD. Welcomes you to 472 Rivercrest View, where quality craftsmanship meets thoughtful design in one of Cochrane's most desirable communities. Built by 3D Development LTD. This builder is rapidly gaining recognition for their elevated finishes and functional floorplans. This brand new 2 storey residence offers over 2,761 sq. ft. of beautifully designed family living space. With a side entrance and an undeveloped basement offering future development potential, this home is ideal for families looking to maximize future value. Step inside and experience a bright, open concept layout that balances style and function. A front facing den provides the perfect space for a home office or guest room, while the welcoming foyer flows effortlessly into the heart of the home. The chef inspired kitchen features high end stainless steel appliances, including a gas cook top, an oversized island, and a rare walk-through butler's spice pantry that enhances both storage and entertaining potential. The adjacent living room, anchored by a sleek gas fireplace, opens to a spacious dining area, making family dinners or gatherings with friends easy and inviting. Upstairs, the thoughtful layout continues with four generously sized bedrooms, including a luxurious primary ensuite complete with spa inspired ensuite featuring dual vanities, a deep soaker tub, and a walk-in closet. One of the secondary bedrooms includes its own private ensuite as well and is ideal for multigenerational living or guests, while the remaining two bedrooms share a well appointed full bathroom. A large bonus room overlooking the foyer provides additional space for movie nights, kids' playtime, or a second home office. The bright, side entry basement offers endless development opportunities, giving you added flexibility...

5pc Bathroom 16.00 Ft x 7.58 Ft
 Primary Bedroom 13.83 Ft x 13.08 Ft
 Other 6.75 Ft x 7.00 Ft
 Family room 13.00 Ft x 13.25 Ft
 Laundry room 5.42 Ft x 7.00 Ft
 5pc Bathroom 5.33 Ft x 11.08 Ft

3pc Bathroom 7.83 Ft x 5.33 Ft
 Foyer 7.58 Ft x 7.42 Ft
 Other 10.42 Ft x 20.58 Ft
 Den 10.83 Ft x 10.58 Ft
 2pc Bathroom 6.17 Ft x 4.92 Ft
 Living room 17.33 Ft x 15.33 Ft

Listing Presented By:



Originally Listed by:
 RE/MAX Landan Real Estate

<https://rhondaczerniak.com/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
 N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
 cm.mackenzie@shaw.ca

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|-----------------|---------------------|-------------|---------------------|
| Bedroom | 12.50 Ft x 11.08 Ft | Dining room | 10.33 Ft x 11.25 Ft |
| Bedroom | 12.17 Ft x 10.92 Ft | Kitchen | 13.58 Ft x 11.25 Ft |
| Primary Bedroom | 16.42 Ft x 13.25 Ft | Pantry | 8.33 Ft x 5.67 Ft |