



DON'T GAMBLE WITH YOUR HOME.

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487 Rivercrest Road
Cochrane, Alberta

MLS # A2259368



\$830,000

Division:	Rivercrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,520 sq.ft.	Age:	2020 (5 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage,		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Low Maintenance		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Features: Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Hot Tub

HOME SWEET HOME! Welcome to this beautifully upgraded two storey family home perfectly located in the desirable community of Rivercrest in Cochrane. With 5 bedrooms, 3.5 baths and over 3,579+ SQFT of total living space this home has everything that you could want! As you enter the home you will instantly notice the luxury vinyl plank flooring and sun-drenched mud room with a bench. Moving into the kitchen and main living area you will notice the large kitchen quartz island, perfect for hosting gatherings. The upgraded kitchen is a chef's dream, complete with a gas range, quartz countertops and high-end stainless steel appliances. Just off the kitchen is the office/den with large french doors for privacy. The open concept on the main floor allows you to move with ease between the large dining space and living room where you can enjoy the warmth from the gas fireplace on those cold days. Stepping out onto the large east facing deck through the oversized patio doors you can spend those long summer days BBQing and using the hot tub (included). Heading up to the second level, you get breathtaking mountain views and you can't help but notice the 9 ft ceilings and 8 ft doors while sitting in the bonus room area. The large primary bedroom features a large walk-in closet and a spa-like 5 piece ensuite with a cozy soaker tub and double vanity sinks you will look forward to relaxing. The other 3 bedrooms have ample space and conveniently feature walk-in closets. Don't forget the fully finished basement that features another full bath, bedroom and a large recreation space that can be utilized to suit your needs. This home features a double attached heated garage with additional driveway parking. Located in a extremely family-oriented community close to all major amenities including schools, walking paths, shopping, restaurants and a quick drive to both Calgary and

endless opportunities for outdoor adventures. This location is ideal for those looking to embrace a balanced lifestyle, with the majestic Rocky Mountains just a stone's throw away, offering year-round recreation for outdoor enthusiasts. MUST VIEW! Don't wait, book your private viewing of this GEM today!