

# \$1,100,000 - 531 Rivercrest View, Cochrane

MLS® #A2208341

**\$1,100,000**

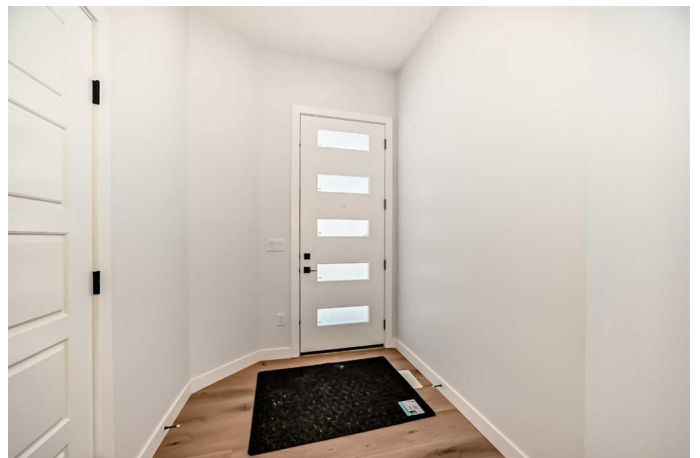
5 Bedroom, 4.00 Bathroom, 1,863 sqft

Residential on 0.14 Acres

Rivercrest, Cochrane, Alberta

**\*\* Open House at showhome - 531 Rivercrest View - Saturday, Apr. 26th 3-5pm \*\* \*\***

Welcome to this amazing walk-out bungalow with 3,649 square feet of living space and 5 spacious bedrooms situated on a huge lot. Located in the highly desirable neighborhood of Rivercrest. Backing onto green space, this home offers stunning views of the Bow River and the Town of Cochrane. As you step inside, the home is flooded with natural light. To the left, you'll find an Bedroom/office, perfect for sleep or study. The expansive kitchen features a large island, stainless steel appliances, and a walk-in pantry. The huge island is ideal for family gatherings and serves as a perfect spot for entertaining. The large living and dining area features a cozy fireplace, ideal for those chilly winter nights. Step out onto the full-width balcony, offering a tranquil space to enjoy the outdoors. On this level, you'll find the luxurious primary bedroom, which includes a 5-piece ensuite, a walk-in closet, and access to the deck, where you can relax and enjoy the serene forest views. A laundry room and a pet wash station complete this level for added convenience. Downstairs, you'll find 3 additional bedrooms, an impressive gym/office area with glass walls, and a kitchenette. The walkout basement opens to a huge backyardâ€”perfect for outdoor activities. This property is just steps away from walking paths, and you can easily cycle or walk into Cochrane, where you'll find excellent schools, shopping, and a variety of restaurants. With a



quick 30-minute drive to Calgary and 45 minutes to the mountains, this home truly offers the perfect balance of convenience and natural beauty. Donâ€™t miss your chance to own this beautiful homeâ€”schedule a viewing today!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2208341    |
| Price          | \$1,100,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 1,863       |
| 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 | T4C2W9              |

**Amenities**

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

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, |
|-------------------|--|

|                 |  |
|-----------------|--|
|                 | Pantry, Recessed Lighting, Vaulted Ceiling(s)  |
| Appliances      | Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Oven, Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air   |
| Cooling         | None   |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Electric   |
| Has Basement    | Yes  |
| Basement        | Finished, Full, Walk-Out   |

## Exterior

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

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 5th, 2025 |
| Days on Market | 25              |
| Zoning         | TBD             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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