

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

MLS® #A2208341

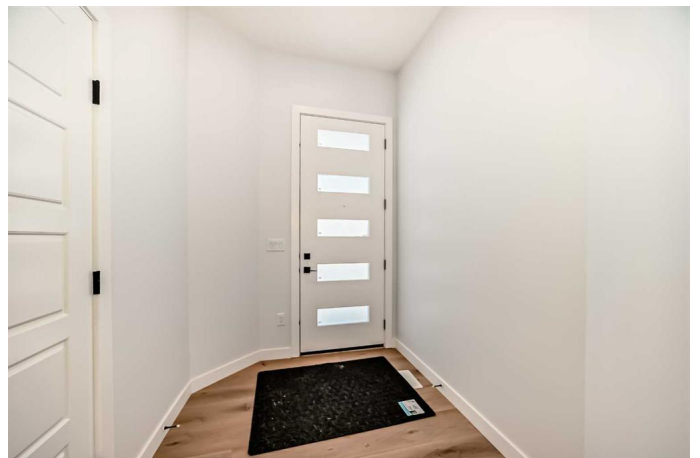
\$1,100,000

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. 19th 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. Don't miss your chance to own this beautiful home—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	15
Zoning	TBD

Listing Details

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

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.