

\$729,900 - 476 Rivercrest View, Cochrane

MLS® #A2252105

\$729,900

4 Bedroom, 3.00 Bathroom, 2,535 sqft

Residential on 0.10 Acres

Rivercrest, Cochrane, Alberta

Welcome to your dream home in the vibrant and scenic community of Rivercrest, Cochrane. Nestled along the edge of nature and just minutes from everyday conveniences, this brand new, beautifully crafted home by Victory Homes LTD blends modern elegance with practical family living. Known for exceptional quality and craftsmanship, Victory Homes is quickly making waves in Rivercrest and neighboring Greystone, delivering homes that are as stylish as they are functional. From the moment you arrive, you'll be captivated by the home's open-concept layout and abundance of natural light. Step inside to discover durable luxury vinyl plank flooring that flows throughout the main floor, designed to withstand busy family life while maintaining a sleek, contemporary look. A main floor bedroom and full 3-piece bathroom provide incredible flexibility, perfect for guests, multi-generational living, or a private home office. At the heart of the home is a stunning open-concept living area, enhanced by soaring open-to-above ceilings that create a dramatic and airy atmosphere. Large windows flood the space with natural light, while the seamless flow between the living, dining, and kitchen areas makes entertaining effortless. The modern kitchen boasts premium finishes, quartz countertops, ample cabinetry, and a central island ideal for gathering with family and friends. Unique and functional upgrades include a dedicated dog wash station, a spacious rear deck perfect for outdoor dining,



lounging, or summer BBQs in your generously sized backyard. Upstairs, a bridge-style bonus room offers a versatile second living space ideal as a media room, play area, or quiet retreat. The luxurious primary suite is your personal haven, featuring a spacious layout, walk-in closet, and a spa-inspired 5-piece ensuite with dual vanities, a soaker tub, and a glass-enclosed shower. Two additional well-sized bedrooms and a full bath complete the upper level, offering ample room for family, guests, or home office needs. Set in one of Cochrane’s most sought-after communities, this home combines tranquil, nature-rich living with unbeatable convenience. Enjoy nearby parks, playgrounds, top-rated schools, scenic walking paths along the river, and easy access to shopping, dining, and major commuter routes.

Built in 2025

Essential Information

MLS® #	A2252105
Price	\$729,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,535
Acres	0.10
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	476 Rivercrest View
Subdivision	Rivercrest
City	Cochrane

County	Rocky View County
Province	Alberta
Postal Code	T4C 3C7

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, 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, Oven, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	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	August 27th, 2025
Days on Market	20
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.