

# \$829,000 - 460 Rivercrest View, Cochrane

MLS® #A2212679

**\$829,000**

4 Bedroom, 4.00 Bathroom, 2,758 sqft

Residential on 0.10 Acres

Rivercrest, Cochrane, Alberta

Welcome to 460 Rivercrest View another stunning home by 3D Development LTD., one of Rivercrest's most exciting new builders! This brand new 2 storey home offers over 2750 sq. ft. of thoughtfully designed living space and is loaded with high-end features. The main floor boasts a spacious open-concept layout with a grand foyer, a versatile front den or guest bedroom, stylish 2-piece bath, and a dream kitchen complete with stainless steel appliances, gas range, oversized island, and a rare butler's pantry for added prep space and storage. The living room is anchored by a sleek gas fireplace and flows seamlessly into the dining/eating area. Just perfect for both entertaining and everyday family life. Upstairs, the layout truly shines with the luxurious primary suite featuring a spa-inspired ensuite with dual vanities, soaker tub, and a large walk-in closet. One of the three additional bedrooms also have their own private ensuite, plus there's a third and fourth bedroom, another full bath, and a spacious bonus room overlooking the foyer. And that's not all! Other highlights include a side entrance to the bright, undeveloped basement, perfect for future development, and a double attached garage. Located just up the street from another fantastic 3D Developments home at 456 Rivercrest View, this one offers the same elevated style, quality craftsmanship, and family-friendly design plus a bit more square footage and that incredible butler's pantry. Estimated completion: Summer 2025.



Donâ€™t miss your chance to own in  
Rivercrest book your showing today!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2212679    |
| Price          | \$829,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,758       |
| Acres          | 0.10        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 460 Rivercrest View |
| Subdivision | Rivercrest          |
| City        | Cochrane            |
| County      | Rocky View County   |
| Province    | Alberta             |
| Postal Code | T4C 3C7             |

**Amenities**

|                |                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                         |
| Parking        | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, On Street |
| # of Garages   | 2                                                                                                         |

**Interior**

|                   |                                                                                                                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Walk-In Closet(s), Vinyl Windows, Open Floorplan, Recessed |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                        |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------|
|                 | Lighting                                                                                                                               |
| Appliances      | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Built-In Electric Range |
| Heating         | Forced Air, Natural Gas                                                                                                                |
| Cooling         | None                                                                                                                                   |
| Fireplace       | Yes                                                                                                                                    |
| # of Fireplaces | 1                                                                                                                                      |
| Fireplaces      | Gas, Living Room, Blower Fan, Gas Starter, See Remarks                                                                                 |
| Has Basement    | Yes                                                                                                                                    |
| Basement        | Full, Unfinished                                                                                                                       |

## Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Lighting, Private Entrance, Playground        |
| Lot Description   | Back Yard, Front Yard, Rectangular Lot, Level |
| Roof              | Asphalt Shingle                               |
| Construction      | Vinyl Siding, Wood Frame                      |
| Foundation        | Poured Concrete                               |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 192              |
| Zoning         | R-LD             |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan 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.