

# \$829,000 - 484 Rivercrest View, Cochrane

MLS® #A2215741

**\$829,000**

4 Bedroom, 4.00 Bathroom, 2,768 sqft  
Residential on 0.10 Acres

Rivercrest, Cochrane, Alberta

Exceptional Living Awaits at 484 Rivercrest View – A Signature Home by 3D Development LTD. Welcome to 484 Rivercrest View, where quality craftsmanship meets thoughtful design in one of Cochrane’s most desirable communities. Built by 3D Development LTD. This builder is rapidly gaining recognition for their elevated finishes and functional floorplans. This brand new 2 storey residence offers over 2,768 sq. ft. of beautifully designed living space. With a side entrance and an undeveloped basement offering future development potential, this home is ideal for families looking to maximize future value. Step inside and experience a bright, open concept layout that balances style and function. A front facing den provides the perfect space for a home office or guest room, while the welcoming foyer flows effortlessly into the heart of the home. The chef inspired kitchen features high end stainless steel appliances, including a gas range, an oversized island, and a rare walk-through butler’s spice pantry that enhances both storage and entertaining potential. The adjacent living room, anchored by a sleek gas fireplace, opens to a spacious dining area, making family dinners or gatherings with friends easy and inviting. Upstairs, the thoughtful layout continues with four generously sized bedrooms, including a luxurious primary ensuite complete with spa inspired ensuite featuring dual vanities, a deep soaker tub, and a walk-in closet. One of the

484 RIVERSIDE VIEW  
*is waiting for you!*



secondary bedrooms includes its own private ensuite as well and is ideal for multigenerational living or guests, while the remaining two bedrooms share a well appointed full bathroom. A large bonus room overlooking the foyer provides additional space for movie nights, kids’s playtime, or a second home office. The bright, side entry basement offers endless development opportunities, giving you added flexibility for multigenerational living. Set in the scenic community of Rivercrest, residents of this home will also enjoy close access to the nearby Riverstone area, where natural beauty, walking paths, and the tranquil Bow River enhance your daily lifestyle. Whether it’s morning walks by the water or quick access to nature just steps from your door, this is where comfort meets connection. With an anticipated completion in Summer 2025, now is the perfect time to secure this beautiful home and plan your future in one of Cochrane’s fastest growing neighborhoods. Don’t miss your chance to own a standout property that blends timeless style, modern convenience, and exceptional potential.

Built in 2025

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2215741    |
| Price          | \$829,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,768       |
| Acres          | 0.10        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |

|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 484 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 | Built-in Features, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Walk-In Closet(s), Bathroom Rough-in, Double Vanity, Vinyl Windows, Jetted Tub, Kitchen Island |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Washer, Built-In Electric Range, Built-In Oven, Garage Control(s), Gas Cooktop, Range Hood                                                                                                                                                        |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                                                                       |
| Cooling           | None                                                                                                                                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                             |
| Fireplaces        | Gas                                                                                                                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                           |
| Basement          | Full, Unfinished                                                                                                                                                                                                                                                                              |

### Exterior

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

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 80               |
| Zoning         | R-LD             |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.