



**459 Rivercrest Road
Cochrane, Alberta**

MLS # A2296599



\$945,000

Division:	Rivercrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,726 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Smart Home, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Window Coverings, Garage Door Remote(s), Air Conditioner, Security Doorbell and Sensors

Welcome to this exceptional Sterling Homes-built residence offering 2,726 sqft of refined living space in the desirable community of Rivercrest. This home shows and feels new, thoughtfully designed and meticulously maintained. It showcases quality craftsmanship, elevated finishes, and a level of care that is evident throughout. It is situated at the top of Rivercrest on an extra-large pie-shaped lot with incredible views. A striking open-to-above foyer creates an exceptional first impression, leading into a beautifully appointed and expansive open concept main floor. At the heart of the home is Sterling's Executive Chef's kitchen, expertly designed with full-height cabinetry, extensive drawer and cabinet storage, a waterfall island, premium appliances (including an induction cooktop and LG Smart refrigerator), a Silgranit sink, and a walk-in pantry—blending everyday function with upscale design. The open-concept living and dining areas are ideal for entertaining, with extra large windows and sliding patio doors that invite in natural light and connect seamlessly to the views of Cochrane. The main floor is complete with a private office and a highly functional mudroom featuring custom built-ins, a walk-through pantry, and an extra-large walk-in closet. Upstairs, a very generous vaulted bonus room provides an elegant retreat, while 4 spacious bedrooms offer flexibility for families of all sizes. The primary suite is a true sanctuary, capturing stunning views of Cochrane. It is complemented by a luxurious 5-piece ensuite with dual vanities and extra drawer space for storage, a tiled walk-in shower with dual shower heads, soaker tub, a private water closet, and a generous walk-in closet. A 4-piece bathroom and a full-size laundry room with Samsung SmartThings Washer and Dryer, upgraded with risers finish off the

2nd level. This home is rich in upgrades, including smart home lighting controls, a dual-zone furnace system, air conditioning, tankless hot water, custom up/down blinds, upgraded lighting fixtures, and an extra-wide staircase, all contributing to enhanced comfort and efficiency. The walk-out basement presents excellent future development potential. Built by a reputable and trusted builder known for quality and energy efficiency, this home offers not only beautiful design but lasting value. This is an outstanding opportunity to own a high-quality, move-in-ready home that is next to new in the up and coming community of Rivercrest. This community will be getting a new elementary school in the next year and is a short commute to Calgary or quick escape to the mountains. Buyer has arranged to have a fence and sod installed in June.