



GRASSROOTS
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**582 Rivercrest View
Cochrane, Alberta**

MLS # A2343822



\$824,900

Division:	Rivercrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,995 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Gazebo, Landscaped, Lawn, Level, Many Tre		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Recessed Lighting, Solar Tube(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Murphy Bed		

Welcome to 582 Rivercrest View, a beautifully finished and extensively upgraded family home offering 4 bedrooms, 3.5 bathrooms and nearly 2,800 sq. ft. of developed living space. Set in the sought-after community of Rivercrest, this home blends a bright, functional interior with an exceptional west-facing backyard designed for everyday living and entertaining. Nearly the entire home has been freshly painted, while the exterior has been updated with a modern new colour palette. New light fixtures throughout add an elevated finish, two Solatube daylighting systems bring natural light into interior spaces, and new luxury vinyl plank flooring runs through the upper and lower levels, leaving the home completely carpet-free. The open-concept main floor centres around a bright kitchen with quartz countertops, a large island, stainless steel appliances, gas range, double-door pantry, under-cabinet lighting, reverse osmosis system and InSinkErator. The kitchen flows into the dining and living areas, where large windows and an electric fireplace create a warm, inviting space. A practical mudroom off the garage includes built-in storage and its own sink. Outside, the beautifully designed and meticulously landscaped west-facing yard is a true highlight. A massive 2-tier deck and pergola create an ideal setting for summer evenings, complemented by a BBQ gas line, extensive new fencing, dedicated dog run, custom-built 10' x 10' shed, raised garden bed and established plantings that give the yard a polished, mature feel. Upstairs, the spacious primary bedroom features a walk-in closet and 5-piece ensuite with dual sinks, soaker tub and separate shower. Two additional bedrooms, a full bathroom and upper-floor laundry complete the level, with one bedroom featuring a custom Murphy bed. The oversized bonus room offers flexible space for movie nights, a playroom or home office.

The fully finished lower level includes new LVP flooring, a generous recreation area, fourth bedroom, full bathroom and dedicated gym. The attached double garage has also been upgraded with painted walls, a gas heater, hot and cold water lines, built-in shelving, excellent storage and a man door providing direct access to the side yard. Additional features include central air conditioning, a water softener, professionally installed radon mitigation system added despite very low measured radon levels, and Gemstone soffit lighting. The location is equally convenient, with Bow Valley High School within walking distance, construction underway on the new Rivercrest K–8 school, and Southbow Landing commercial amenities taking shape just a short drive away. More than simply move-in ready, this is a home where the major investments have already been made — inside, outside and behind the scenes. The result is a property that feels established, complete and exceptionally easy to enjoy from the moment you arrive. Simply move in and enjoy everything this exceptional home has to offer. Make sure to check out the VIDEO tour!