



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**463 Rivercrest View
Cochrane, Alberta**

MLS # A2346452



\$949,900

Division:	Rivercrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,760 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub		

Inclusions: N/A

Welcome to this stunning brand-new, fully upgraded two-storey home backing onto a ravine with breathtaking views of the valley and Bow River in Cochrane. From the moment you enter, you're greeted by a versatile main-floor office featuring double doors and a closet—perfect for a home office or easily convertible into a bedroom. The spacious layout continues with a spectacular open-to-below living room that fills the home with natural light, along with a cozy family room highlighted by a modern fireplace. The chef-inspired double gourmet kitchen is thoughtfully designed with built-in appliances, a gas cooktop, soft-close cabinetry, and a convenient walk-through pantry. The adjacent dining area seamlessly opens onto a 14' x 10' deck complete with a BBQ gas line—ideal for entertaining while enjoying the serene ravine views. Upstairs, you'll find two luxurious primary bedrooms, each featuring walk-in closets and private ensuites—perfect for multi-generational living or added comfort. This level also includes a bright bonus room, two additional generously sized bedrooms, and a full main bathroom. The upper-floor laundry room is equipped with cabinetry and a utility sink for added convenience. Premium upgrades throughout the home include elegant maple railings with iron spindles, quartz countertops, tile flooring in all wet areas, pot lights throughout, and durable engineered hardwood flooring on the main level. An exceptional opportunity offering outstanding value in a highly desirable location. Contact your favourite REALTOR® today to book your private showing.