

# \$749,000 - 569 Rivercrest View, Cochrane

MLS® #A2148639

## \$749,000

3 Bedroom, 3.00 Bathroom, 1,202 sqft  
Residential on 0.10 Acres

Rivercrest, Cochrane, Alberta

CUSTOM Bungalow living in a new and exciting Rivercrest of Cochrane Community! This New build has the possibility to welcome you home near the end of April 2025. Bungalow living gives you the freedom that comes with main-floor living along with the extra space of a fully developed lower level. This near end of construction NEW Janssen Home 3 Bedroom with 2.5 bath offers just over 2,100 sq.ft. of total developed living space on two levels; designed with numerous upgrades for the discerning buyer. Open concept main-floor features 9'™ ceilings, Luxury Vinyl plank, tile flooring and carpet covered stairs going down. From front entrance walk up three steps right into the spacious dining area that leads into a Chef's™ kitchen with full-height custom cabinets finished with crown mouldings, soft close doors/drawers & full extension glides, quartz counters with undermount sink, tiled backsplash, oversized flush island with overhang, stainless steel appliances - easy access microwave in island, gas range, chimney hoodfan w/full tile to ceiling backsplash, refrigerator and dishwasher. After dinner walk over to your spacious living room with gas fireplace then walk through a beautiful 8' patio door to huge 12'™ x 14'™ back deck overlooking yard. Generous main-floor primary bedroom complete with LARGE walk-in closet, 5-pce ensuite, quartz counter with dual undermount sinks, taller vanity with soft close doors and full extension drawers, 5'™x3'™ tiled walk-in



shower with bench, soaker tub and private toilet room. Laundry room is conveniently located in primary walk in closet. Lower level offers wide-open rec-room, two generous sized bedroom's, 4-pce bath, linen closet and plenty of space for storage. Family-owned and operated Janssen Homes has been building award-winning homes for over 60-years and is excited to complete another build with you!!! Upgraded features include: 9' main & lower floor ceilings with knock down Spantex, railings & metal spindles, LoE Argon slider windows, R-50 attic insulation, high-efficient furnace w/programmable thermostat & drip humidifier, HRV, 168 sq.ft. deck at back w/aluminum railing & minimal steps to grade. Warranty includes: 1 yr comprehensive, 2 yrs heating, electric, plumbing, 5 yrs building envelope water protection, 10 yrs structural. \*\*\*\*Photos of interior and exterior are of previous Janssen Homes Builds\*\*\*\*

Built in 2024

Essential Information

MLS® #	A2148639
Price	\$749,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,202
Acres	0.10
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	569 Rivercrest View
---------	---------------------

Subdivision	Rivercrest
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2W9

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Vinyl Windows, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Natural Woodwork, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s)
Appliances	ENERGY STAR Qualified Dishwasher, Garage Control(s), Gas Range, Humidifier, Microwave, Refrigerator, Range Hood, Tankless Water Heater
Heating	Forced Air, Natural Gas, Fireplace(s), High Efficiency, Humidity Control
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 10th, 2024
Days on Market	283
Zoning	R-LD

**Listing Details**

Listing Office                  Royal LePage Benchmark

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.