

# \$939,000 - 396 Rivercrest View, Cochrane

MLS® #A2197583

**\$939,000**

3 Bedroom, 3.00 Bathroom, 2,253 sqft

Residential on 0.13 Acres

Rivercrest, Cochrane, Alberta

Welcome to the Aspen Show home by JANSSEN HOME'S! This beautiful Showhome is situated in the community of Rivercrest near schools, parks, sports facility, restaurants and plenty of amenities. Now, let's take you inside starting in the foyer on the main floor, you will experience 9ft walls and towering 8ft doors that grant you access to the mudroom, pantry, kitchen, nook, living room and half bath. The TRIPLE pane windows are endless and give so much light that you don't even need to turn on the lights till dusk. The living rooms focus is a gas fireplace adding comfort for family time on those chilly nights. The spacious designer kitchen includes quartz counters, under cabinet lighting and taller cabinets to ceiling that are equipped with soft close doors and drawers. The Kitchen Island houses a microwave cabinet and dishwasher and is capped off with a 15" overhang quartz counter that includes an undermount graphite sink. This chef's kitchen is adorned with Stainless Steel appliances, which includes a refrigerator, gas stove, decorative funnel fan, dishwasher and built in microwave with trim kit. On the upper floor you will be greeted by a beautiful bonusroom with a vaulted ceiling and through the large windows a forever view. Included on the upper floor is a spacious laundry room complete with a window for additional light, cabinet with top mount sink and built on site shelving. Janssen Homes is known for their built on site finishing's which include the deacons bench in foyer, solid



pantry shelving, lockers in mudroom, closets and built in linen on upper floor hallway which all helps with keeping life organized. Stunning vaulted ceilings add incredible height and an airy feeling in the Primary bedroom and bonusroom. Now, for the flooring, on the main area, stairs going up to bonusroom are finished with Luxury Vinyl Plank, which is perfect for those busy homes. There is tile in the laundry room, main bath and primary ensuite. Tile in the primary bath has been completed with programmable in floor heat. There is carpet on upper hallway, bedrooms, closets, recreation room and stairs going down to walk out level. Primary ensuite has an executive full tiled shower with rain head and hand shower, bench and is enclosed with a 10ml glass pivoting shower door and side panel. The primary ensuite's taller vanity cabinet is equipped with plenty of storage space and has double undermount sinks that are topped with quartz. Across from the vanity you will find a stunning oval freestanding soaker tub perfect for the end of day "me time". The main bath is finished with a fiberglass deep tub/shower for easy cleaning and the vanity is topped with quartz and also includes an undermount sink. The OVERSIZED double garage can accommodate two vehicles comfortably and still leaves plenty of space for storage. Also included - A/C, Trimedge Ext Lights, Blinds and Landscaped!!! This is a must see as there is so much more to see! Please note that the photos are of the showhome.

Built in 2023

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | A2197583  |
| Price    | \$939,000 |
| Bedrooms | 3         |

|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,253       |
| Acres          | 0.13        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 396 Rivercrest View |
| Subdivision | Rivercrest          |
| City        | Cochrane            |
| County      | Rocky View County   |
| Province    | Alberta             |
| Postal Code | T4C 3C7             |

### Amenities

|                |                                                                                                                      |
|----------------|----------------------------------------------------------------------------------------------------------------------|
| Amenities      | Park                                                                                                                 |
| Parking Spaces | 4                                                                                                                    |
| Parking        | Double Garage Attached, Front Drive, Garage Door Opener, Insulated, Oversized, Concrete Driveway, Garage Faces Front |
| # of Garages   | 2                                                                                                                    |

### Interior

|                   |                                                                                                                                                                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in, Low Flow Plumbing Fixtures, No Animal Home, Recessed Lighting |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Garage Control(s), Gas Range, Tankless Water Heater                                                                                                                                                                                                               |
| Heating           | In Floor, Fireplace(s), Humidity Control, Central, ENERGY STAR Qualified Equipment                                                                                                                                                                                                                                                          |
| Cooling           | Central Air                                                                                                                                                                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                                                                           |

|              |                  |
|--------------|------------------|
| Fireplaces   | Gas, Great Room  |
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

## Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                              |
| Lot Description   | Back Yard, Front Yard, Corner Lot, Street Lighting      |
| Roof              | Asphalt Shingle                                         |
| Construction      | Concrete, Stone, Vinyl Siding, Manufactured Floor Joist |
| Foundation        | Poured Concrete                                         |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 26th, 2025 |
| Days on Market | 109                 |
| Zoning         | R-LD                |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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