

# \$768,570 - 279 Rivercrest Way, Cochrane

MLS® #A2186663

## \$768,570

3 Bedroom, 3.00 Bathroom, 2,167 sqft  
Residential on 0.09 Acres

Rivercrest, Cochrane, Alberta

Welcome home to the Stonebrook Prairie by Broadview Homes; a stunning contemporary home boasting over 2167 SqFt throughout the main and upper levels. This gorgeous brand new home has an expansive living space and a welcoming open floor plan. The spectacular chef's kitchen is outfitted with granite countertops, soft close cabinetry, 42 inch upper cabinets with crown molding to the ceiling and stainless steel appliances including a gas range and built in microwave! The walkthrough pantry connects the kitchen to the mud room off the interior garage door for an easy grocery drop. The dining area is ready for a large dinner table to enjoy meals with your family. The large great room features a gas tiled fireplace for both comfort and style. The main level is complete with a 2pc powder room. Upstairs holds 3 bedrooms, 2 full bathrooms, a bonus room and laundry room. The primary bedroom is personal oasis; with a large spa-like 5pc ensuite bath and walk-in closet. The 5pc ensuite has dual vanities, a deep soaking tub, walk-in shower and private washing closet. Bedrooms 2 & 3 are both generous in size and share the main 4pc bathroom with a tub/shower combo. The bonus room is a great addition to your family seating for a relaxing evening. The upper level laundry room is every home owner's dream as its located near all bedrooms. Downstairs, the basement has 9Ft ceilings and rough-in plumbing. This home has a 200 AMP electrical panel and 2 stage furnace. Featuring a 3-car



Garage, this home has room for all your toys as well! Broadview offers fine granite in kitchen and baths, a wide selection of durable maple Hardwood & LVP flooring, tile flooring in all wet areas, superior Carpet, Pot Lights in Kitchen, High-quality Cabinetry from Wildwood Cabinets! Hurry and book your showing at your brand new Broadview Home today!

Built in 2025

### Essential Information

MLS® #	A2186663
Price	\$768,570
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,167
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	279 Rivercrest Way
Subdivision	Rivercrest
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3E9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front, On Street
# of Garages	2

### Interior

Interior Features Double Vanity, Granite Countertops, Pet Animal Home, No Smoking, Walk-In Closets, Lighting, Soaking Tub, Walk-In Pantry, Dishwasher, Garage Control

Appliances Dishwasher, Garage Control

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Great Room

Has Basement Yes

Basement Full, Unfinished



MAIN FLOOR - 997 SQFT

UPPER FLOOR - 1170 SQFT

### Exterior

Exterior Features Lighting, Rain Gutters

Lot Description Back Yard, Lawn, Interior Lot, Street Lighting, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed January 10th, 2025

Days on Market 62

Zoning R-1

### Listing Details

Listing Office RE/MAX Crown

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