



THE
A-TEAM

**RE/MAX
FIRST**

362 RIVERCREST Road, Cochrane T4C 2A4

MLS® #: **A2106078** Area: **Rivercrest** Listing Date: **02/06/24** List Price: **\$729,000**
Status: **Active** County: **Rocky View County** Change: **-\$10k, 09-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2024**

Lot Information

Lot Sz Ar: **4,331 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,258**
Low Sqft:
Ttl Sqft: **2,258**

DOM

104

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction:
Brick,Vinyl Siding,Wood Frame
Flooring:
Carpet,Ceramic Tile,Hardwood
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Microwave,Range,Refrigerator**
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Stone Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	Great Room	Main	13`6" x 16`0"
Nook	Main	13`6" x 12`6"	Bonus Room	Upper	13`2" x 16`0"
Bedroom - Primary	Upper	13`6" x 16`7"	5pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	Bedroom	Upper	9`4" x 12`0"
Bedroom	Upper	9`4" x 12`0"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **TBD**

Zoning: **TBD**

Remarks

Pub Rmks: **Experience the epitome of luxury living with this 3-bedroom, 2.5-bathroom residence by Janssen Homes. This home offers contemporary elegance and thoughtful design features throughout. With 9' main floor ceilings, full-height cabinets, granite/quartz countertops, stainless steel appliances, and hardwood, tile, and carpet floors, every detail exudes sophistication and comfort. Upstairs, indulge in the second-floor bonus room with a tray ceiling, while the master bedroom pampers with a glass and tile shower, soaker tub, dual sinks, and a walk-in closet with an attached laundry room. Enjoy outdoor gatherings on the rear deck with a BBQ gas line, cozy up by the gas fireplace, and revel in the convenience of the double attached garage. Crafted with meticulous attention to detail, the Cypress promises a lifetime of luxurious living for you and your loved ones. Exterior photo has been enhanced.**

Inclusions: **N/A**
 Property Listed By: **Bode Platform Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









