

362 RIVERCREST Road, Cochrane T4C 2A4

MLS®#: **A2106078** Area: **Rivercrest** Listing **02/06/24** List Price: **\$729,000**

Status: Active County: Rocky View County Change: -\$10k, 09-May Association: Fort McMurray

Date:



General Information

Prop Type: Residential Sub Type: Detached

City/Town: Cochrane Finished Floor Area
Year Built: 2024 Abv Sqft:

<u>Lot Information</u> Low Sqft:

Lot Sz Ar: **4,331 sqft** Ttl Sqft: **2,258**

Lot Shape:

ape.

DOM

104

Layout

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

2,258

3 (3)

4

2

2.5 (2 1)

2 Storey

Access:

Lot Feat: Back Yard

Park Feat: Double Garage Attached

Utilities and Features

Flooring:

Roof: Asphalt Shingle Construction:

Heating: Forced Air, Natural Gas Brick, Vinyl Siding, Wood Frame

Sewer:

Ext Feat: None 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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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: Zoning: Fee Simple TBD

Legal Desc: TBD

Remarks

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.

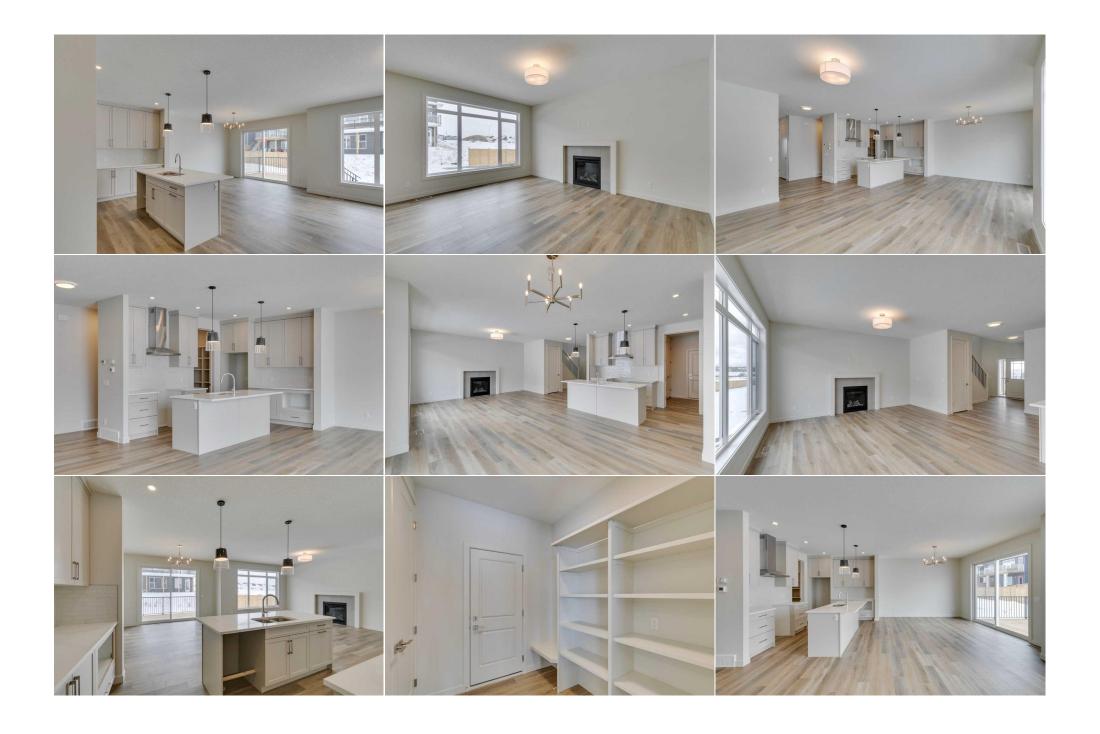
Inclusions: N/A

Pub Rmks:

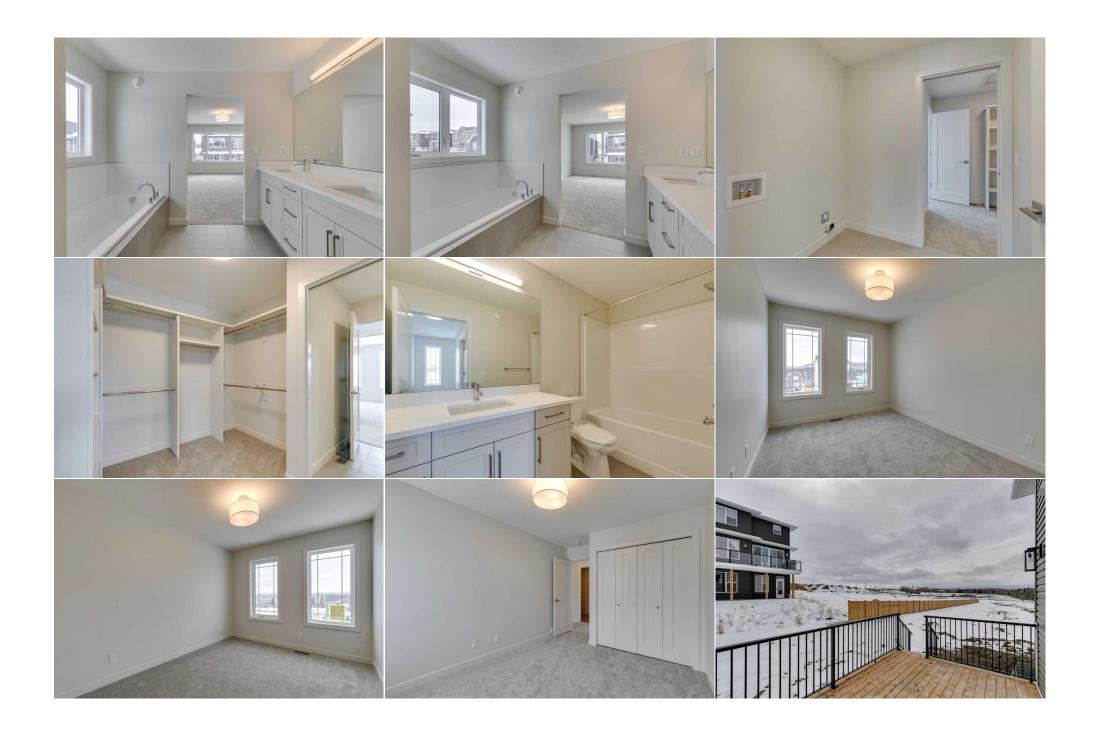
Property Listed By: **Bode Platform Inc.**

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











PARTY.