



THE
A-TEAM

**RE/MAX
FIRST**

416 RIVERCREST Road, Cochrane T4C 3C6

MLS® #: **A2111903**

Area: **Rivercrest**

Listing Date: **03/03/24**

List Price: **\$697,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **4,094 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,872**
Low Sqft:
Ttl Sqft: **1,872**

DOM

77

Layout

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

Parking

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

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Interior Lot,Rectangular Lot

Concrete Driveway,Double Garage Attached,Garage Door Opener,Insulated,Off Street

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **ENERGY STAR Qualified Equipment,Fireplace(s),Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Lighting,Private Yard**

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

Kitchen Appl: **ENERGY STAR Qualified Dishwasher,Garage Control(s),Gas Range,Humidifier,Microwave,Range Hood,Tankless Water Heater**
Int Feat: **Bathroom Rough-in,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Tankless Hot Water,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Nook	Main	12`0" x 9`6"	Kitchen	Main	8`1" x 13`10"

Pantry	Main	9`1" x 6`9"	Foyer	Main	11`3" x 4`8"
Great Room	Main	14`7" x 13`9"	Bedroom - Primary	Upper	12`7" x 13`2"
Bonus Room	Upper	16`8" x 12`8"	Bedroom	Upper	9`9" x 10`0"
Bedroom	Upper	9`9" x 10`0"	Laundry	Upper	6`3" x 10`9"
5pc Ensuite bath	Upper	10`9" x 10`3"	Walk-In Closet	Upper	5`3" x 10`3"
2pc Bathroom	Main		4pc Bathroom	Upper	

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-LD**
Legal Desc: **241 0072**

Remarks

Pub Rmks: **** WARM WELCOMING COMMUNITY** South facing back yard** With easy access to Highway 22 and Highway 1, this growing community of Rivercrest is the perfect place to make it home for your family. Here you can breathe easy, enjoying the natural beauty of the area and the town's many amenities, while staying connected to everything Calgary and the Rocky Mountains has to offer. New School on the way!! Home is at rough in stage so you may have the chance to make interior color selections. This Janssen Home includes 3-bedroom, 2.5 bath, with bonus room 2-storey features 1,872 sq.ft. of spacious living with exceptional quality finishes is being built in the popular Rivercrest Community. Main floor features living room with Gas Fireplace, a kitchen with walk through pantry/mudroom, nook eating area opening onto a 12' x 10' deck. Upper level features a primary retreat with walk-in closet that adjoins by pocket door to a spacious laundry room with lower cabinet and undermount deep sink, 5-pce ensuite with dual undermount sinks, soaker-tub & walk-in shower, 2 additional bedrooms off the bonusroom and an additional 4-pce bath. Upgraded features include: 9' main-floor walls, painted railings & metal spindles, luxury vinyl plank flooring throughout main level, tile in laundry & upper baths. Full height kitchen cabinets with soft close doors/drawers & full extension drawer glides, quartz counters, undermount sink plus 5 S/S appliance package which includes gas range and range hood!. Built on Site wood shelves. LoE Argon slider windows, R-50 attic insulation, high efficient furnace w/programmable thermostat & drip humidifier, hot water on demand and 4 pc R/I plumbing in basement. Covered porch at front, finished deck at back w/aluminum railing & steps to grade. Warranty includes 1 yr comprehensive, 2 yrs heating, electric, plumbing, 5 yrs building envelope, 10 yrs structural. *Note - photos and virtual from similar floor plans*.**

Inclusions: **N/A**
Property Listed By: **Royal LePage Benchmark**

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





