



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**419 RIVERCREST Boulevard, Cochrane T4C 2V1**

MLS® #: **A2114539**

Area: **Rivercrest**

Listing Date: **03/18/24**

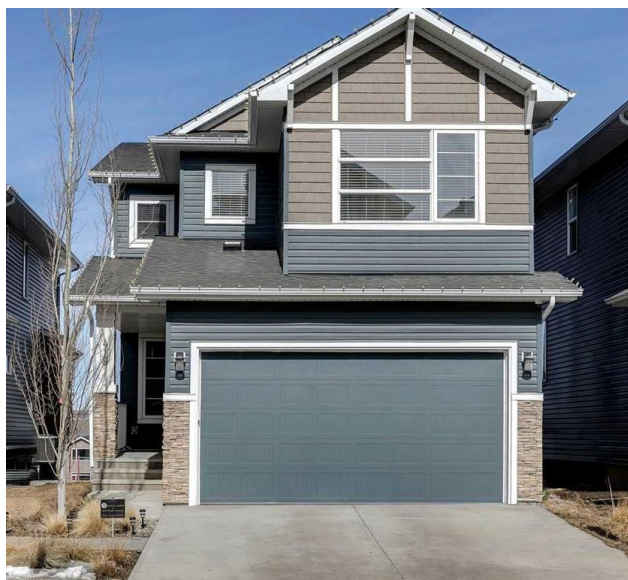
List Price: **\$749,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Cochrane**  
Year Built: **2019**

Lot Information

Lot Sz Ar: **4,079 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,206**  
Low Sqft:  
Ttl Sqft: **2,206**

DOM

**62**

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**

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave Hood Fan,Oven,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Pantry,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13' 2" x 10' 3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10' 0" x 9' 0"</b>

Living Room	Main	15`4" x 14`0"	Foyer	Main	8`4" x 4`11"
Bonus Room	Second	15`3" x 12`3"	Den	Main	9`5" x 8`10"
Laundry	Second	9`6" x 6`8"	Mud Room	Main	9`7" x 6`6"
Bedroom - Primary	Second	16`0" x 13`11"	Bedroom	Second	12`0" x 10`3"
Bedroom	Second	11`11" x 10`10"	2pc Bathroom	Main	5`0" x 4`9"
4pc Bathroom	Second	8`1" x 6`10"	5pc Ensuite bath	Second	12`5" x 8`7"

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-LD**  
Legal Desc: **1910699**

Remarks

Pub Rmks: **Gorgeous modern former show-home with builder upgrades and amazing views! This exquisite residence boasts tasteful and modern designer finishes throughout, complemented by upgraded lighting fixtures, window coverings, and feature walls. The main floor offers a convenient den/office, perfect for those who work remotely, while the functional chef's kitchen features a gas range cooktop, stainless steel appliances, and a walk-in pantry. Step onto the adjacent deck from the dining area to enjoy meals and entertain guests while soaking in the breathtaking valley views. Upstairs, the luxurious master suite impresses with beautiful finishes, leading to an amazing en-suite bathroom, including double vanities, separate tub and shower, and a walk-in closet. Two more well-proportioned bedrooms upstairs offer additional comfort. A spacious bonus room and a practical laundry room add to the home's functionality and complete the upper floor. With an unfinished basement providing ample storage space, this home caters to practical needs. Conveniently located in the new Rivercrest community in Cochrane, with easy access to major highways, this home offers a perfect blend of tranquility and connectivity, allowing residents to enjoy the natural beauty of the area while staying close to urban amenities and recreational opportunities. Book your showing today!**

Inclusions: **N/A**  
Property Listed By: **Nineteen 88 Real Estate**

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





