



295 RIVERCREST Boulevard, Cochrane T4C3E9

MLS® #: **A2152034** Area: **Rivercrest** Listing Date: **07/23/24** List Price: **\$864,433**
 Status: **Active** County: **Rocky View County** Change: **-\$67, 02-Feb** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **4,134 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,554**
 Low Sqft:
 Ttl Sqft: **2,554**

DOM
214
Layout
 Beds: **4 (4)**
 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: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator**
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,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"	5pc Ensuite bath	Upper	0`0" x 0`0"
5pc Bathroom	Upper	0`0" x 0`0"	Dining Room	Main	12`7" x 12`0"
Great Room	Main	16`7" x 13`0"	Flex Space	Main	11`0" x 9`2"
Bedroom - Primary	Upper	17`2" x 13`0"	Bedroom	Upper	10`8" x 11`7"
Bedroom	Upper	10`8" x 11`0"	Bedroom	Upper	12`9" x 10`2"
Bonus Room	Upper	12`6" x 14`0"			

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **TBD**

Legal Desc: **2312451**

Remarks

Pub Rmks: **This spacious home boasts four bedrooms and two and a half bathrooms, featuring a modern design with a 9-foot ceiling on both the foundation and main floor. The kitchen is equipped with an upgraded Samsung gourmet appliance package, complemented by quality cabinets and extended upper cabinets for ample storage. Throughout the home, sleek stone countertops and luxury vinyl plank flooring adorn the main floor, creating a stylish and durable living space. A natural gas fireplace with full tile reaching the ceiling adds warmth and elegance to the living area. Additional enhancements include an expanded garage width by 2 feet, ideal for extra storage or workspace, and a 12' x 10' rear deck perfect for enjoying summer barbecues. The home also features a walk-out basement, offering potential for further living space or easy access to the outdoors. Photos are representative.**

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