



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**295 RIVERCREST Boulevard, Cochrane T4C3E9**

MLS®#: **A2152034**      Area: **Rivercrest**      Listing Date: **07/23/24**      List Price: **\$864,500**  
 Status: **Active**      County: **Rocky View County**      Change: **+\$11k, 29-Jul**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 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

**55**  
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**      Construction: **Stone, Vinyl Siding, Wood Frame**  
 Heating: **Forced Air, Natural Gas**      Flooring: **Carpet, Ceramic Tile, Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **None**      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

| Room              | Level | Dimensions    | Room             | Level | Dimensions    |
|-------------------|-------|---------------|------------------|-------|---------------|
| 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**  
Legal Desc:

**2312451**

Zoning:  
**TBD**

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:  
Property Listed By:

**N/A**  
**Bode Platform Inc.**

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