



THE
A-TEAM

**RE/MAX
FIRST**

267 RIVERCREST Boulevard, Cochrane T4C3E9

MLS® #: **A2152043** Area: **Rivercrest** Listing Date: **07/23/24** List Price: **\$865,500**
 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: **4,366 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,424**
 Low Sqft:
 Ttl Sqft: **2,424**

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**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None,Private Entrance**

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

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	5pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	Dining Room	Main	12`1" x 12`0"
Great Room	Main	15`1" x 13`0"	Flex Space	Main	10`2" x 10`9"
Bedroom - Primary	Upper	15`8" x 13`0"	Bedroom	Upper	11`0" x 11`0"
Bedroom	Upper	13`0" x 9`4"	Bedroom	Upper	11`4" x 9`4"
Bonus Room	Upper	11`0" x 12`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2312451

Zoning:
TBD

Remarks

Pub Rmks:

This beautiful home features four spacious bedrooms and two and a half bathrooms. The living space boasts 9-foot ceilings on both the foundation and main floors, creating an open and airy atmosphere. The kitchen is equipped with an upgraded Samsung gourmet appliance package and quality cabinets that include extended uppers, complemented by sleek stone countertops throughout. Luxury vinyl plank flooring enhances the main floor, leading to a cozy living area centered around a natural gas fireplace with full tile extending to the ceiling. The garage has been expanded by an additional 4 feet, providing ample storage or workspace. Outside, a 12-foot by 10-foot rear deck awaits, perfect for enjoying summer BBQs and outdoor gatherings. The home also features a walk-out basement, offering additional potential 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