



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

**151**  
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
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`1" x 12`0"</b>
<b>Great Room</b>	<b>Main</b>	<b>15`1" x 13`0"</b>	<b>Flex Space</b>	<b>Main</b>	<b>10`2" x 10`9"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`8" x 13`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`0" x 11`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`0" x 9`4"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`4" x 9`4"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>11`0" x 12`0"</b>			

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**