



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**263 RIVERCREST Boulevard, Cochrane T4C3E9**

MLS®#: **A2152047**      Area: **Rivercrest**      Listing Date: **07/23/24**      List Price: **\$809,000**  
 Status: **Active**      County: **Rocky View County**      Change: **+\$10k, 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: **2,039**  
 Low Sqft:  
 Ttl Sqft: **2,039**

DOM

**256**  
Layout  
 Beds: **3 (3 )**  
 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: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Stone Counters,Sump Pump(s),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>11`6" x 10`0"</b>
<b>Great Room</b>	<b>Main</b>	<b>13`0" x 12`9"</b>	<b>Flex Space</b>	<b>Main</b>	<b>10`1" x 7`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`3" x 12`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`11" x 11`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 11`4"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>10`4" x 12`6"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2312451**

Zoning:  
**TBD**

Remarks

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Pub Rmks: **9' main floor, boasts a spacious kitchen complete with a walk-through pantry and built-in appliances, alongside a mudroom featuring a bench and hooks. Also included is a flex room on the main floor, upper floor laundry facilities, a luxurious 5-piece master ensuite with a separate water closet and shower, and a generously sized walk-in master closet. The house is complemented by a 9-foot walk-out foundation and walk-out deck, and includes an oversized garage.. Photos are representative.**

Inclusions: **N/A**  
Property Listed By: **Bode Platform Inc.**

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