



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

151
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
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	11`6" x 10`0"
Great Room	Main	13`0" x 12`9"	Flex Space	Main	10`1" x 7`11"
Bedroom - Primary	Upper	15`3" x 12`6"	Bedroom	Upper	12`11" x 11`4"
Bedroom	Upper	10`0" x 11`4"	Bonus Room	Upper	10`4" x 12`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2312451

Zoning:
TBD

Remarks

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.**

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