

26 RIVERCREST Common, Cochrane T4C 2V2

07/25/24 MLS®#: A2152517 Area: Rivercrest Listing List Price: **\$539,900**

Status: **Pending Rocky View County** Change: -\$10k, 07-Sep Association: Fort McMurray County:

Date:

General Information

Prop Type: Sub Type: Semi Detached (Half

Duplex) Finished Floor Area

2021 Low Sqft: Year Built:

Ttl Sqft: Lot Information

2.759 saft

Access:

City/Town:

Lot Sz Ar:

Lot Shape:

Lot Feat: **Back Lane**

Park Feat: **Double Garage Detached**

Residential

Layout Beds:

3 (3) Cochrane Baths: 2.5 (2 1) Abv Saft: 1,400

1.400

2 Storey, Side by Side Style:

DOM

53

<u>Parking</u>

Ttl Park: 2 2 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas **Vinyl Siding** Flooring:

Sewer:

Carpet, Vinyl Plank Ext Feat: None Water Source: Fnd/Bsmt:

Poured Concrete

Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Kitchen Appl:

Int Feat: Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan **Utilities:**

Room Information

Room Level Dimensions Room Level Dimensions Main 9`6" x 4`10" Main 5`7" x 4`11" **Entrance** 2pc Bathroom **Dining Room** Main 9`8" x 14`3" Kitchen With Eating Area Main 13`7" x 9`9" **Living Room** Main 13`7" x 13`5" Laundry Main 6`6" x 8`3" 4pc Bathroom 9`0" x 4`11" 9`9" x 9`6" Second **Bedroom** Second **Bedroom - Primary Bedroom** Second 9`7" x 9`10" Second 13`1" x 11`10" Walk-In Closet Second 4`0" x 4`11" 3pc Ensuite bath Second 7`6" x 8`2" Furnace/Utility Room **Basement** 7`2" x 14`3" Flex Space 19`11" x 21`4" **Basement**

Legal/Tax/Financial

Title: Zonina: **Fee Simple** R-MX Legal Desc: 1910699 Remarks Pub Rmks: **New Price** Must see home located in the heart of Cochrane. This charming 2-storey attached home, perfect for downsizers or families, with 3 bedrooms and 2.5 bathrooms. Built by Kingsmith Builders in 2021, the home features an open-plan main floor with a functional kitchen that includes 42" soft-close white shaker style cabinets, black quartz countertops, an undermount double sink, and two-toned cabinetry on the kitchen island. The upgraded stainless steel appliances, including a French door fridge with water and ice, and stylish light fixtures add contemporary flair. The island provides extra storage and seating. The main floor boasts luxury vinyl plank flooring, while the stairs and bedrooms have upgraded carpet, and the upper bathrooms feature ceramic tile floors and tiled tub/shower enclosures. The Primary bedroom offers custom pleated black out blinds. The home offers security screen doors offering cross ventilation from the front to the back of the home. The laundry/mud room leads to a private deck and backyard, with substantial landscaping already done, leaving room for personal touches. The eco-friendly front vard features dry-scaping and perennial plantings. The deep lot provides ample vard space between the home and the oversized 24'x24' 2-car garage with a skylight over the workshop area. The upper level includes a primary retreat with space for a king-sized bed, a walk-in closet, and a 3-piece ensuite with a walk-in shower. Two additional bedrooms and a 4-piece bathroom complete the upper level. All bathrooms feature black quartz countertops with undermount sinks, softclose cabinets, and elongated toilets with soft close seats. Located in the family-friendly neighborhood of Rivercrest, the home is close to Bow Valley High School and a block away from the upcoming K-8 school. Rivercrest offers convenient access to central Cochrane via Highway 22 and James Walker Trail, and is minutes from SLS Sports Centre, the summer Farmer's Market, and The Quarry for shopping. Enjoy nearby nature with walking and biking paths to the Bow River. This beautiful home is a must see! Inclusions: custom pleated black out shades

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

Property Listed By:

One Percent Realty