



THE
A-TEAM

**RE/MAX
FIRST**

26 RIVERCREST Common, Cochrane T4C 2V2

MLS®#: **A2152517** Area: **Rivercrest** Listing Date: **07/25/24** List Price: **\$539,900**
 Status: **Pending** County: **Rocky View County** Change: **-\$10k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Cochrane**
 Year Built: **2021**
 Lot Information
 Lot Sz Ar: **2,759 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,400**
 Low Sqft:
 Ttl Sqft: **1,400**

DOM

53
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**
 Construction: **Vinyl Siding**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **Breakfast Bar,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	9`6" x 4`10"	2pc Bathroom	Main	5`7" x 4`11"
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	Second	9`0" x 4`11"	Bedroom	Second	9`9" x 9`6"
Bedroom	Second	9`7" x 9`10"	Bedroom - Primary	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	Basement	19`11" x 21`4"

