

287 RIVERCREST Boulevard, Cochrane T4C2A4

Listing A2161366 Rivercrest 08/30/24 List Price: **\$799,000** MLS®#: Area:

Status: Active County: **Rocky View County** Change: None Association: Fort McMurray

Date:



Prop Type: Residential Sub Type: City/Town:

Year Built: 2024

Lot Sz Ar: Lot Shape:

General Information

Detached Cochrane

Lot Information

4,134 sqft

Access:

Back Yard Lot Feat:

Park Feat: **Double Garage Attached** DOM

19 <u>Layout</u>

Beds:

3 (3) 2.5 (2 1) Baths: 2 Storey

Style:

<u>Parking</u>

Ttl Park: 4 Garage Sz: 2

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas

Sewer:

Ext Feat: None

Stone, Vinyl Siding, Wood Frame

Finished Floor Area

2,475

2,475

Abv Saft:

Low Sqft:

Ttl Sqft:

Flooring:

Carpet, Ceramic Tile, Hardwood

Water Source: Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: Dishwasher, Microwave, Range, Refrigerator

Int Feat: Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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"	Nook	Main	12`0" x 10`0"
Great Room	Main	16`0" x 16`0"	Flex Space	Main	10`0" x 8`6"
Bedroom - Primary	Upper	15`0" x 13`4"	Bedroom	Upper	10`8" x 11`0"
Bedroom	Upper	9`8" x 12`0"	Bonus Room	Upper	16`6" x 14`0"

Legal/Tax/Financial

Title: Zoning: Fee Simple TBD

Legal Desc: **2312451**

Remarks

The Rosewood is a spacious open concept home built for entertaining guests, spending time with family, or even working from home. The gourmet kitchen is a chef's dream with a huge island, built-in stainless-steel appliances, and spacious pantry, which handily connects to the mudroom and offers ample storage space. The main floor flex room provides a spacious yet private space for a home office. Upstairs, you will find a spacious bonus room that separates the owner bedroom from the two secondary bedrooms and study area. The undeveloped walkout basement gives you the option of additional space in the future should you need it.

Photos are representative

Inclusions: N/A

Pub Rmks:

Property Listed By: Bode Platform Inc.

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