



THE
A-TEAM

**RE/MAX
FIRST**

287 RIVERCREST Boulevard, Cochrane T4C2A4

MLS® #: **A2161366**

Area: **Rivercrest**

Listing Date: **08/30/24**

List Price: **\$799,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2024**

Lot Information

Lot Sz Ar: **4,134 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,475**
Low Sqft:
Ttl Sqft: **2,475**

DOM

19
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, Hardwood**
Water Source:
Fnd/Bsm: **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"

