



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**443 RIVERCREST Road, Cochrane T4C2A4**

MLS@#: **A2161367**      Area: **Rivercrest**      Listing Date: **08/30/24**      List Price: **\$789,000**  
 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: **4,195 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,351**  
 Low Sqft:  
 Ttl Sqft: **2,351**

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/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	8`6" x 10`0"
Great Room	Main	13`0" x 16`0"	Flex Space	Main	8`0" x 9`6"
Bedroom - Primary	Upper	15`0" x 14`0"	Bedroom	Upper	10`4" x 12`0"

<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 12`0"</b>	<b>Bonus Room</b> Legal/Tax/Financial	<b>Upper</b>	<b>15`6" x 14`0"</b>
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Title:		Zoning:			
<b>Fee Simple</b>		<b>TBD</b>			
Legal Desc:	<b>2410072;</b>			Remarks	

Pub Rmks: **The Cambridge 26 is a spacious home built for entertaining guests, spending time with family, or even working from home. The main floor open-to-below area above the great room illuminates a grand, sun-filled space with its huge two-storey windows and to ceiling electric fireplace. The adjoining gourmet kitchen is a chef's dream with a huge island, including a walk-through 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 or can easily be converted into an additional main floor bedroom. Upstairs, the master bedroom is a relaxing oasis with its spa inspired 5-piece ensuite and spacious walk-in closet, separated from the secondary bedrooms and full bathroom by a beautiful central bonus room that provides extra space for family movie nights, a kids play area, or a game room. 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**