



THE
A-TEAM

**RE/MAX
FIRST**

279 RIVERCREST Boulevard, Cochrane T4C2A4

MLS®#: **A2172583** Area: **Rivercrest** Listing Date: **10/20/24** List Price: **\$749,500**
 Status: **Active** County: **Rocky View County** Change: **-\$16k, 18-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **4,133 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,279**
 Low Sqft:
 Ttl Sqft: **2,279**

DOM

31
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Level, Street Lighting**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Lighting**

Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator**
 Int Feat: **Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Smart Home, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	5pc Ensuite bath	Main	0`0" x 0`0"
5pc Bathroom	Upper	0`0" x 0`0"	Dining Room	Main	10`7" x 10`6"
Great Room	Main	15`0" x 12`6"	Kitchen	Main	13`3" x 9`9"
Flex Space	Main	8`11" x 9`3"	Bonus Room	Upper	15`11" x 12`5"
Bedroom - Primary	Upper	15`3" x 12`9"	Bedroom	Upper	10`0" x 10`0"

Bedroom	Upper	10` 4" x 10` 0"	Bedroom Legal/Tax/Financial	Upper	10` 6" x 12` 7"
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Title: **Fee Simple** Zoning: **TBD**

Legal Desc: **2312451**

Remarks

Pub Rmks: **Welcome to the Denali 4 by Sterling Homes, a stunning 4-bedroom, 2.5-bathroom home offering 2217 sq. ft. of well-designed living space on a desirable walkout lot. This home features 9' knockdown ceilings on both the main and basement levels, an executive kitchen with built-in stainless steel appliances, water line to the fridge, chimney hood fan, and a walk-through pantry. Additional highlights include a mudroom with a built-in bench and locker system, vaulted ceiling in the bonus room, luxury vinyl plank flooring on the main floor, quartz countertops with undermount sinks throughout, and a gas fireplace with tile face. The 5-piece ensuite includes a soaker tub, dual sinks, a walk-in shower with tiled walls and a bench, and a sliding barn door. The walkout basement leads to a rear 11'6"x10' deck, while the 21'x22' double garage provides ample parking space. Designed for luxury and functionality, the Denali 4 offers modern living at its finest. *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





