



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**279 RIVERCREST Way, Cochrane T4C 3E9**

MLS®#: **A2173806**      Area: **Rivercrest**      Listing Date: **10/25/24**      List Price: **\$769,461**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**  
 Year Built: **2025**  
Lot Information  
 Lot Sz Ar: **3,838 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,167**  
 Low Sqft:  
 Ttl Sqft: **2,167**

DOM

**26**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Lawn,Interior Lot,Street Lighting,Rectangular Lot**  
 Park Feat: **Double Garage Attached,Driveway,Garage Faces Front,On Street**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Lighting,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Range Hood,Refrigerator,Stove(s)**  
 Int Feat: **Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,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>
Breakfast Nook	Main	10`0" x 14`0"	Great Room	Main	14`6" x 14`0"
Pantry	Main	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Upper	14`6" x 14`8"	5pc Ensuite bath	Upper	0`0" x 0`0"
Walk-In Closet	Upper	0`0" x 0`0"	Laundry	Upper	0`0" x 0`0"
Bonus Room	Upper	14`6" x 12`4"	Bedroom	Upper	9`4" x 11`0"
Bedroom	Upper	9`4" x 11`4"	5pc Bathroom	Upper	0`0" x 0`0"

Legal/Tax/Financial

Title:      Zoning:

**Fee Simple**

**R-1**

Legal Desc:

**2312451**

Remarks

Pub Rmks:

**\*\* Broadview Homes builder discount of \$60,000.00 has been deducted from the listing price! \*\* Welcome home to the Stonebrook Prairie by Broadview Homes; a stunning contemporary home boasting over 2167 SqFt throughout the main and upper levels. This gorgeous brand new home has an expansive living space and a welcoming open floor plan. The spectacular chef's kitchen is outfitted with granite countertops, soft close cabinetry, 42 inch upper cabinets with crown molding to the ceiling and stainless steel appliances including a gas range and built in microwave! The walkthrough pantry connects the kitchen to the mud room off the interior garage door for an easy grocery drop. The dining area is ready for a large dinner table to enjoy meals with your family. The large great room features a gas tiled fireplace for both comfort and style. The main level is complete with a 2pc powder room. Upstairs holds 3 bedrooms, 2 full bathrooms, a bonus room and laundry room. The primary bedroom is personal oasis; with a large spa-like 5pc ensuite bath and walk-in closet. The 5pc ensuite has dual vanities, a deep soaking tub, walk-in shower and private washing closet. Bedrooms 2 & 3 are both generous in size and share the main 4pc bathroom with a tub/shower combo. The bonus room is a great addition to your family seating for a relaxing evening. The upper level laundry room is every home owner's dream as its located near all bedrooms. Downstairs, the basement has 9Ft ceilings and rough-in plumbing. This home has a 200 AMP electrical panel and 2 stage furnace. Featuring a 3-car Garage, this home has room for all your toys as well! Broadview offers fine granite in kitchen and baths, a wide selection of durable maple Hardwood & LVP flooring, tile flooring in all wet areas, superior Carpet, Pot Lights in Kitchen, High-quality Cabinetry from Wildwood Cabinets! Hurry and book your showing at your brand new Broadview Home today!**

Inclusions:

**N/A**

Property Listed By:

**RE/MAX Crown**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

**CHOOSE FROM 5 CURATED INTERIOR PALETTES**



**A**



**B**



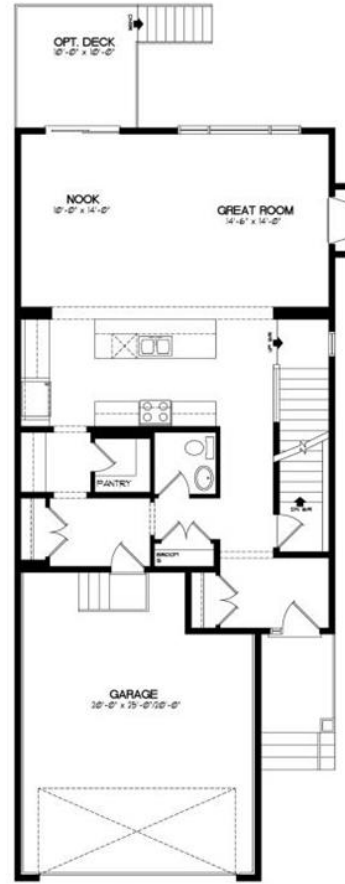
**C**



**E**



**D**



**MAIN FLOOR - 997 SQFT**



**UPPER FLOOR - 1170 SQFT**