



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**348 RIVERCREST View, Cochrane T4C 3G1**

MLS®#: **A2177521**      Area: **Rivercrest**      Listing Date: **11/08/24**      List Price: **\$749,000**  
 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: **4,425 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,263**  
 Low Sqft:  
 Ttl Sqft: **1,263**

DOM

**4**  
Layout  
 Beds: **3 (1 2 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bungalow**

Parking

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

Access:  
 Lot Feat: **Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding, Wood Frame**  
 Heating: **Forced Air, Natural Gas**      Flooring: **Carpet, Hardwood, Tile**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Gas Oven, Microwave, Range Hood, Refrigerator, Washer**  
 Int Feat: **Bar, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
5pc Ensuite bath	Main	9`9" x 11`9"	Foyer	Main	7`6" x 6`1"
Kitchen	Main	7`10" x 23`3"	Living Room	Main	13`4" x 22`3"
Mud Room	Main	7`4" x 9`3"	Bedroom - Primary	Main	12`9" x 12`9"
Storage	Main	5`0" x 6`2"	Walk-In Closet	Main	8`5" x 7`7"
4pc Bathroom	Basement	8`0" x 6`6"	Bedroom	Basement	9`10" x 10`9"
Bedroom	Basement	9`10" x 10`7"	Game Room	Basement	25`3" x 24`4"
Furnace/Utility Room	Basement	9`10" x 18`3"	2pc Bathroom	Main	5`0" x 6`2"







