



THE
A-TEAM

**RE/MAX
FIRST**

348 RIVERCREST View, Cochrane T4C 3G1

MLS®#: **A2177521** Area: **Rivercrest** Listing Date: **11/08/24** List Price: **\$714,000**
 Status: **Active** County: **Rocky View County** Change: **-\$10k, 19-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane** Finished Floor Area
 Year Built: **2024** Abv Sqft: **1,263**
 Lot Sz Ar: **4,425 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **1,263**

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

DOM

74
Layout
 Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

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

Utilities and Features

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

Title: **Fee Simple**
 Zoning: **R1**
 Legal Desc: **2312451**

Remarks

Pub Rmks: **Are you dreaming of a bungalow on a quiet street in Cochrane? Welcome home to your fully finished bungalow in the heart of Rivercrest in Cochrane! Your 3 bedroom bungalow boasts nearly 3,000 sq. ft. of finished space, stunning finishes and a south facing backyard. From the moment you walk-in to this gorgeous Trico built home, you'll notice timeless yet modern details and perfectly curated colours & design features. The expansive vaulted ceilings draw you into your open concept, main floor living area with everything you need. Your kitchen is the perfect place to entertain, spend time with your family and cook a delicious meal. Featuring upgraded stainless steel appliances, an expansive island and additional built-in cabinetry this kitchen is top notch. Enjoy spending time in your spacious living room with an electric fireplace & modern tile detail. Relish in a bright living space with a full wall of large windows & patio door. Conveniently located off your main area is your primary suite with 5-piece luxury ensuite, with upgraded tile shower featuring 10 mil glass, gorgeous tile & soaker tub. Your spacious walk-in closet is perfectly designed with quick access to the main floor laundry and mudroom. Drive right into your spacious double car garage with ample space for your vehicle, bikes and more. Downstairs you will find 2 additional bedrooms, a full bathroom and the perfect basement recreation area & custom bar area. Enjoy additional natural light in your bright and spacious basement thanks to the oversized windows and additional potlights, perfect for family movie nights and craft area. Outside, enjoy the Cochrane sun on your south facing full width deck and spacious future yard. Rivercrest is a quiet boutique community with stunning mountain views and a future school site. Enjoy getting to know your neighbours, on a quiet street and convenient access to everything Cochrane has to offer! Living here means convenient access to Calgary, minutes from Spray Lakes Recreation Centre & downtown Cochrane! You have everything Cochrane has to offer right at your doorstep. Don't miss the opportunity to move into your new home before Christmas! Book your showing today! Interior photos are representative to a previous build and similar to what this home will have, please get in touch for more details.**

Inclusions: **n/a**
 Property Listed By: **Real Broker**

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







