

## 348 RIVERCREST View, Cochrane T4C 3G1

MLS®#: A2177521 Rivercrest Listing 11/08/24 List Price: **\$749,000** Area:

Status: Active County: **Rocky View County** Change: None Association: Fort McMurray

Date:

**General Information** 

Residential Prop Type: Sub Type: Detached City/Town:

2024 Year Built: Lot Information

Lot Sz Ar: Lot Shape:

Cochrane Finished Floor Area Abv Saft:

Low Sqft:

4,425 sqft Ttl Sqft:

1,263

1,263

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

4

Ttl Park: 4 Garage Sz: 2

3 (12)

2.5 (2 1)

**Bungalow** 

Access:

**Rectangular Lot** Lot Feat:

Park Feat: **Double Garage Attached** 

## **Utilities and Features**

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas **Vinyl Siding, Wood Frame** Sewer: Flooring:

Carpet, Hardwood, Tile Ext Feat: None

Water Source: Fnd/Bsmt: **Poured Concrete** 

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

**Utilities:** 

Room Information

Room	<u>Level</u>	<u>Dimensions</u>	Room	Level	<u>Dimensions</u>
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"

## Legal/Tax/Financial

Title: Zoning: Fee Simple 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 ev

Inclusions: n/a

Property Listed By: Real Broker

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







