



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: **Pending** County: **Rocky View County** Change: **-\$10k, 19-Jan** 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

106
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"





