

348 RIVERCREST View, Cochrane T4C 3G1

MLS®#:	A2177521	Area:	Rivercrest	Listing	11/08/24	List Price: \$714,000
Status:	Pending	County:	Rocky View County	Date: Change:	-\$10k, 19-Jan	Association: Fort McMurray
Status.	Fending	county.	Rocky view county	change.	-\$10K, 19-jall	Association. For themanay



General Information Prop Type: Sub Type: City/Town:	Residential Detached Cochrane	Finished Floor Are	ea	DOM 106 Layout Beds:	3 (1 2)
Year Built:	2024	Abv Sqft:	1,263	Baths:	2.5 (2 1)
Lot Information		Low Sqft:		Style:	Bungalow
Lot Sz Ar:	4,425 sqft	Ttl Sqft:	1,263		
Lot Shape:				Parking	
				Ttl Park:	4
				Garage Sz:	2
Access:					
Lot Feat: Park Feat:	Rectangular Lot Double Garage At	ttached			

Utilities and Features

Roof: Asphalt Shingle Heating: Forced Air,Natural Gas Sewer:				Construction: Vinyl Siding,Wood Frame Flooring:		
Ext Feat:	None			Carpet,Hardwood,Tile		
				Water Source:		
				Fnd/Bsmt:		
				Poured Concrete		
Kitchen Appl: Int Feat: Utilities:	nt Feat: Bar,Double Vanity,High Ceilings,Kitchen Island,Quartz Counters,Walk-In Closet(s)					
Room		Level	Dimensions	Room	Level	Dimensions
5pc Ensuite ba	ath	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: Fee Simple Legal Desc:	Zoning: R1 2312451 Remarks			
Pub Rmks: Inclusions: Property Listed By:	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 sight 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 sourt 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 right at your doorstep. Don't miss the opportunity to move into your new home before Christmas! Book your showing today! Inte			









