



THE A-TEAM

RE/MAX FIRST

287 RIVERCREST Boulevard, Cochrane T4C3E9

MLS #: A2177563 Area: Rivercrest Listing: 11/06/24 List Price: \$759,000
Status: Active County: Rocky View County Change: -\$10k, 28-Nov Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Detached
City/Town: Cochrane
Year Built: 2024
Finished Floor Area: 2,485
Lot Information: Lot Sz Ar: 4,133 sqft, Ttl Sqft: 2,485

DOM

45
Layout
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 2 Storey

Access:
Lot Feat: Back Yard
Park Feat: Double Garage Attached

Parking
Ttl Park: 4
Garage Sz: 2

Utilities and Features

Roof: Asphalt Construction: Concrete, Vinyl Siding, Wood Frame
Heating: Forced Air Flooring: Carpet, Hardwood, Tile
Sewer: Ext Feat: BBQ gas line Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator
Int Feat: Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Entrance, Kitchen, Den, Mud Room, Bedroom, Walk-In Closet, Bonus Room, Living Room, Dining Room, Pantry, 2pc Bathroom, 5pc Ensuite bath, Laundry, and Bedroom with their respective levels and dimensions.

Walk-In Closet
4pc Bathroom
Walk-In Closet

Upper
Upper
Upper

16`2" x 10`5"
35`0" x 22`5"
16`2" x 13`11"

Flex Space
Bedroom

Upper
Upper

26`0" x 21`4"
44`10" x 31`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

2312451

Remarks

Pub Rmks:

***Pricing is valid for December possession only.* Welcome to your dream home in Rivercrest! Have you been dreaming of a spacious home with a walk-out basement for your family? This is it! Built by Trico Homes, this nearly 2,500 sq.ft. home with 3 bedrooms, a spacious home office and walk-out basement is bright, open and extremely functional. From the moment you walk-in, you'll notice the spacious entrance and expansive main floor flex room, perfect for working from home. It's close to the main area but nicely tucked away for added privacy. As you come into the open concept main area, you're greeted by a full fall of windows including a large sliding glass patio door. Your kitchen with an expansive 8' island, ample counter space and built in appliances is the perfect gathering and entertainment space. Enjoy spending time with your family by the fireplace or enjoying a meal in your spacious dining room. Heading upstairs you are greeted by a spacious & centrally located bonus room perfect for family movie nights or kids play space. Your primary suite is spacious & complete with a luxurious ensuite including double sinks, drawers for storage, upgraded tile shower and soaker tub. Getting laundry done and put away is a breeze with your laundry room conveniently connected to the primary walk-in closet. The kids wing of the home is complete with the perfect reading nook, a 5 piece bathroom with separate sink area and 2 spacious bedrooms each with a walk-in closet. In the basement you will find a 9' walk-out foundation, 3-piece bathroom rough-in and large windows perfect for your future development. Outside, enjoy the evening sun on your oversized back 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! Photos are representative from the showhome. Build will have different selections & levels of upgrades. Please get in touch for more details.**

Inclusions:
Property Listed By:

n/a
Real Broker

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





