



THE
A-TEAM

**RE/MAX
FIRST**

382 RIVERCREST Road, Cochrane T2C 2X5

MLS®#: **A2181445**

Area: **Rivercrest**

Listing Date: **12/03/24**

List Price: **\$689,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2024**

Lot Information

Lot Sz Ar: **4,136 sqft**
Lot Shape:

Access:

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

DOM

18
Layout
Beds: **3 (3)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Composite Siding,Stone**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Cooktop,Microwave,Oven,Range Hood,Refrigerator**
Int Feat: **Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`10" x 5`1"	Den	Main	11`5" x 7`9"
Dining Room	Main	11`5" x 9`8"	Foyer	Main	11`0" x 9`6"
Kitchen	Main	11`5" x 12`0"	Living Room	Main	11`5" x 15`8"
4pc Bathroom	Upper	8`6" x 4`11"	5pc Ensuite bath	Upper	9`6" x 10`9"
Bedroom	Upper	12`4" x 9`11"	Bedroom	Upper	10`1" x 9`11"

**Family Room
Bedroom - Primary**

**Upper
Upper**

**18`9" x 15`3"
12`10" x 13`10"**

**Laundry
Walk-In Closet**
Legal/Tax/Financial

**Upper
Upper**

**8`6" x 5`6"
9`7" x 5`1"**

Title:
Fee Simple
Legal Desc:

TBD

Zoning:
TBD

Remarks

Pub Rmks:

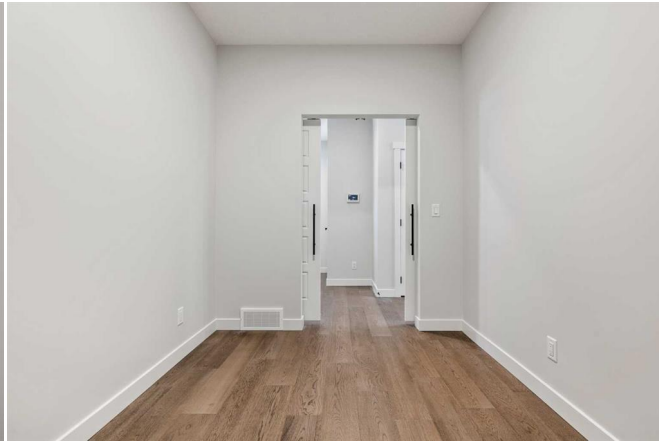
PRICE ONLY VALID FOR A DECEMBER POSSESSION - Welcome to this stunning 3-bedroom, 2.5-bathroom home located in the highly sought-after Rivercrest community. As you step inside, you're immediately greeted by beautiful chestnut luxury vinyl plank flooring that flows seamlessly throughout the entire home. To your right, an elegant office space is perfectly appointed with stylish white barn doors, offering both privacy and charm. The eat-in kitchen is a chef's dream, complete with all brand-new appliances, including a stainless steel refrigerator, a gas cooktop, a stainless steel dishwasher, a built-in microwave, and a built-in oven. The kitchen features a bright, white color scheme that complements the sleek white cabinetry, providing ample storage space for all your kitchen essentials. A massive pantry with built-in metal shelves offers even more convenience for organizing family staples. The living room is centered around a beautiful gas fireplace feature wall, adding warmth and elegance to the space. Adjacent to the living room, the dining room offers a perfect space for family meals, enhanced by a stylish light fixture and a pleasant view of the backyard. Upstairs, you'll find a spacious bonus room, ideal for cozy nights indoors or as a play area. Two additional bedrooms provide plenty of space for spare rooms, a home office, or guest accommodations. The 4-piece bathroom includes quartz countertops and a lovely tile accent behind the shower, creating a clean, modern feel. The primary bedroom is a true retreat, offering a large window with a lovely view of the backyard. The 5-piece ensuite bathroom is both elegant and functional, with grey tile accents, a double vanity with quartz countertops, and a glass shower that feels like a private spa. The walk-in closet provides generous space for all your storage needs. The unfinished basement is a blank canvas awaiting your personal touch. Whether you envision a home gym, a movie theater, or a cozy relaxation space, the possibilities are endless. This home is located in the Rivercrest community, a family-oriented neighborhood that's perfect for outdoor activities, with stunning mountain views surrounding you at every turn. Only a 20-minute drive from north Calgary, this home offers a peaceful retreat with easy access to city amenities. Don't miss out on the opportunity to own a piece of Rivercrest. Schedule your showing today through ShowingTime!

Inclusions:
Property Listed By:

**none
eXp Realty**

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













382 Rivercrest Rd, Cochrane, AB

Main Floor Exterior Area 571.036 sq ft
Interior Area 633.54 sq ft
Excluded Area 406.37 sq ft



0 5 10 ft

PREPARED: 2024/12/03



White regions are excluded from total floor area in VOLUME floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

382 Rivercrest Rd, Cochrane, AB

1st Floor Exterior Area 1107.12 sq ft
Interior Area 1070.57 sq ft



0 4 8 ft

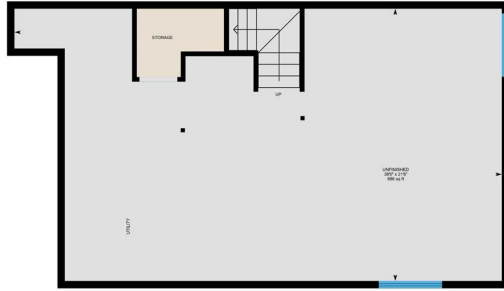
PREPARED: 2024/12/03



White regions are excluded from total floor area in VOLUME floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

382 Rivercrest Rd, Cochrane, AB

Basement (Below Grade) Exterior Area 828.13 sq ft
Interior Area 752.88 sq ft



PREPARED 2024/12/03



While regions are excluded from total floor area in GEMSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.