



THE
A-TEAM

**RE/MAX
FIRST**

447 RIVERCREST Boulevard, Cochrane T4C 2V2

MLS®#: **A2185069**

Area: **Rivercrest**

Listing Date: **01/17/25**

List Price: **\$815,000**

Status: **Pending**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2019**
Lot Information
Lot Sz Ar: **4,079 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,256**
Low Sqft:
Ttl Sqft: **2,256**

DOM

5
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Dog Run Fenced In,Landscaped**
Park Feat: **Double Garage Attached,Heated Garage**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Double Vanity,High Ceilings,Kitchen Island,Quartz Counters,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`6" x 10`0"
Living Room	Main	15`9" x 12`4"
Bonus Room	Upper	15`1" x 13`8"
Family Room	Basement	18`6" x 13`5"
Bedroom - Primary	Upper	14`11" x 13`11"
Bedroom	Upper	12`3" x 10`11"
2pc Bathroom	Main	6`9" x 2`8"

Room	Level	Dimensions
Dining Room	Main	12`9" x 11`5"
Office	Main	7`11" x 5`8"
Laundry	Upper	6`9" x 5`7"
Furnace/Utility Room	Basement	12`8" x 8`7"
Bedroom	Upper	12`3" x 10`10"
Bedroom	Basement	11`6" x 10`0"
4pc Bathroom	Upper	10`8" x 4`11"

5pc Ensuite bath

Upper

15`11" x 10`4"

4pc Bathroom

Basement

8`3" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1910699

Zoning:
R-LD

Remarks

Pub Rmks: **Nestled in a quiet location just past the townhomes, this stunning Rivercrest home offers privacy, minimal traffic, and wonderful neighbours! The OPEN CONCEPT main floor boasts HIGH CEILINGS, LARGE WINDOWS flooding the space with natural light, and striking FEATURE WALLS in the entryway and living areas. The living room centres around a cozy gas FIREPLACE with a MANTLE AND TILE SURROUND, perfect for relaxing evenings. The white kitchen features a stylish TILE BACKSPLASH, a stunning FEATURE TILE behind the GAS RANGE, light QUARTZ COUNTERS, and a darker quartz on the OVERSIZED ISLAND with a BREAKFAST BAR. Stainless steel appliances complete the look. An office and a powder room with upgraded finishes round out the main floor. Upstairs, a cozy BONUS ROOM awaits, along with a 4pc guest bath, LAUNDRY ROOM, and three bedrooms. The master suite impresses with a FEATURE WALL, BUILT-IN ELECTRIC FIREPLACE, and spa-like ENSUITE with a SLIDING BARN DOOR, SOAKER TUB, STAND ALONE SHOWER, DOUBLE VANITY, and WALK-IN CLOSET with BUILT IN SHELVING. The FULLY FINISHED SUNSHINE BASEMENT adds extra living space, with a REC ROOM, an additional bedroom, and another 4pc bathroom. Upgrades include LUXURY VINYL PLANK FLOORING throughout (no carpet!), upgraded lighting, AIR CONDITIONING, and a painted, HEATED GARAGE. Outside, enjoy the 14'x14' deck with WEATHERPROOF STORAGE underneath, a fully fenced backyard with landscaping, a DOG RUN, and gates on both sides. This home is move-in ready and designed for comfort and style. Don't miss it—schedule your viewing today!**

Inclusions: **All Lighting Fixtures Attached, All Attached Shelving, Gas Garage Heater, All Attached Window Coverings, All Attached Curtains and Curtain Rods.**
Property Listed By: **eXp Realty**

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









