

339 RIVERCREST Road, Cochrane T4C3G1

Public Sewer

None

Sewer:

Ext Feat:

Utilities:

01/09/25 List Price: \$768,400 MLS®#: A2186293 Area: Rivercrest Listing

Status: Active County: **Rocky View County** Change: -\$11k, 10-Jan Association: Fort McMurray

Date:

General Information

Prop Type: Sub Type: Detached City/Town:

Year Built: 2024

Lot Information Lot Sz Ar: Lot Shape:

Residential

Cochrane Finished Floor Area Abv Saft:

Low Sqft:

4,192 sqft

Ttl Sqft: 1.302

1,302

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

13

Ttl Park: 4 2 Garage Sz:

3 (12)

2.5 (2 1)

Bungalow

Access:

Lot Feat: **Back Yard**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air. Natural Gas Stone, Vinyl Siding, Wood Frame

> Flooring: Vinvl Plank Water Source: Public

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater

Int Feat: Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Smart Home, Tankless Hot Water, Walk-In Closet(s)

Room Information

Level Dimensions Room Dimensions Level Room 5pc Ensuite bath 2pc Bathroom Main Main 3pc Bathroom Lower **Great Room** Main 13`8" x 13`0" 13`8" x 8`3" 12`0" x 13`0" **Dining Room** Main **Bedroom - Primary** Main **Bedroom** Lower 10'0" x 13'0" **Bedroom** 13`0" x 10`0" Lower Kitchen Main 13`9" x 13`8" **Game Room** Upper 24`7" x 16`7" Flex Space Lower 11`0" x 8`10" Other Lower 7`8" x 14`0"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-G

Legal Desc: **2312451**;

Remarks

Pub Rmks: The Windsor

The Windsor bungalow is a beautifully designed home featuring a 9' knockdown ceiling on the main floor, with 10' ceilings in the dining and great room areas. The 2-bed walkout basement also boasts a 9' ceiling, providing ample space. The executive kitchen is equipped with built-in stainless steel appliances, a water line to the fridge, a chimney hood fan, and a walk-through pantry. Luxury Vinyl Plank (LVP) flooring flows seamlessly throughout the main floor, enhanced by extra windows for added natural light. A main floor flex room offers versatility, while quartz countertops and undermount sinks are found throughout. The great room is highlighted by an electric fireplace with a tile face. The 5-piece ensuite includes a soaker tub, dual sinks, a private WC, and a walk-in shower with three tiled walls to the ceiling, plus a bench. Enjoy a rear 15'x9' deck and a 21'x22' double car garage. This home offers comfort and style. Photos are representative.

Inclusions: N/A
Property Listed By: Bode

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

























