

339 RIVERCREST Road, Cochrane T4C3G1

MLS® #: **A2186293** Area: **Rivercrest** Listing **01/09/25** List Price: **\$749,920**
 Status: **Pending** County: **Rocky View County** Change: **-\$8k, 14-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **4,192 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,302**
 Low Sqft:
 Ttl Sqft: **1,302**

DOM

86
Layout
 Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone, Vinyl Siding, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Vinyl Plank**
 Sewer: **Public Sewer** Water Source: **Public**
 Ext Feat: **None** 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)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		5pc Ensuite bath	Main	
3pc Bathroom	Lower		Great Room	Main	13`8" x 13`0"
Dining Room	Main	13`8" x 8`3"	Bedroom - Primary	Main	12`0" x 13`0"
Bedroom	Lower	10`0" x 13`0"	Bedroom	Lower	13`0" x 10`0"
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"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2312451;

Remarks

Pub Rmks: **The Windsor bungalow is a beautifully designed home with over 2300 sq ft of living space! This home features 9' knockdown ceilings on the main floor, with 10' ceilings in the dining and great room areas. The fully developed 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.**

Inclusions:
Property Listed By: **N/A**
Bode Platform Inc.

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









