



THE
A-TEAM

**RE/MAX
FIRST**

287 RIVERCREST Boulevard, Cochrane T4C3E9

MLS®#: **A2187356** Area: **Rivercrest** Listing Date: **01/14/25** List Price: **\$749,000**
 Status: **Active** County: **Rocky View County** Change: **-\$10k, 19-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **4,133 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,485**
 Low Sqft:
 Ttl Sqft: **2,485**

DOM

7
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

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

Utilities and Features

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

Construction: **Concrete, Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Hardwood, Tile**
 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

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	27`1" x 19`8"	Living Room	Main	46`9" x 52`6"
Kitchen	Main	68`8" x 29`3"	Dining Room	Main	35`3" x 39`4"
Den	Main	37`6" x 32`7"	Pantry	Main	15`7" x 10`5"
Mud Room	Main	34`5" x 21`11"	2pc Bathroom	Main	17`0" x 15`7"
Bedroom - Primary	Upper	43`9" x 48`11"	5pc Ensuite bath	Upper	36`8" x 39`11"
Walk-In Closet	Upper	29`6" x 26`0"	Laundry	Upper	25`2" x 17`3"
Bonus Room	Main	53`10" x 46`2"	Bedroom	Upper	35`0" x 36`1"

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:

2312451

Zoning:
R1

Remarks

Pub Rmks:

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 in an amazing community! Book your showing today!

Inclusions:
Property Listed By:

NA
Real Broker

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











