



THE
A-TEAM

**RE/MAX
FIRST**

427 RIVERCREST Boulevard, Cochrane T4C 2V1

MLS®#: **A2187491** Area: **Rivercrest** Listing Date: **01/15/25** List Price: **\$829,900**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2020**
Lot Information
 Lot Sz Ar: **4,336 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,569**
 Low Sqft:
 Ttl Sqft: **2,569**

DOM

7
Layout
 Beds: **3 (3)**
 Baths: **3.0 (2 2)**
 Style: **2 and Half Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped,Street Lighting,Rectangular Lot,Views**
 Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bar,High Ceilings,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`10"
Kitchen	Main	13`0" x 10`4"
Office	Main	9`5" x 8`10"
5pc Ensuite bath	Second	15`8" x 8`7"
Bedroom	Second	13`3" x 11`10"
Laundry	Second	9`3" x 6`7"
Walk-In Closet	Second	10`1" x 5`11"

Room	Level	Dimensions
Dining Room	Main	10`4" x 9`11"
Living Room	Main	15`3" x 12`7"
4pc Bathroom	Second	8`0" x 6`8"
Bedroom	Second	11`10" x 10`1"
Family Room	Second	15`9" x 12`5"
Bedroom - Primary	Second	15`9" x 13`10"
2pc Bathroom	Third	6`11" x 3`5"

Balcony	Third	16`9" x 14`3"	Loft Legal/Tax/Financial	Third	22`7" x 12`10"
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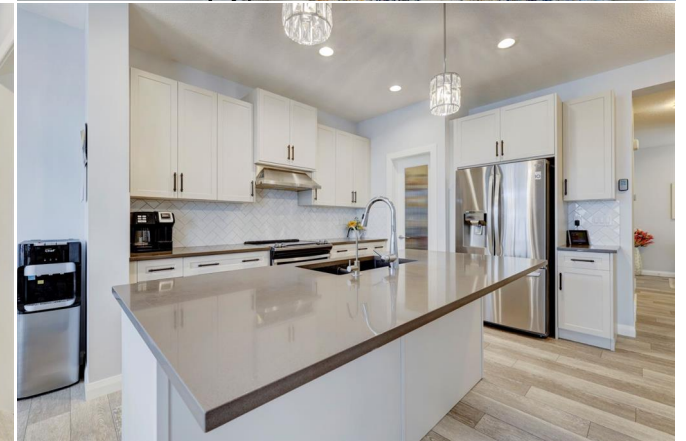
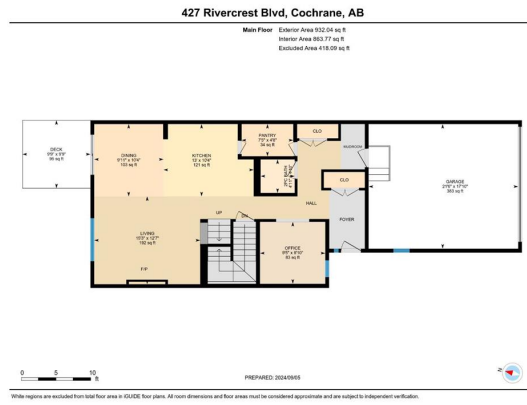
Title: Fee Simple	Zoning: R-LD				
Legal Desc:	1910699		Remarks		

Pub Rmks: **Sweeping views of Cochrane from the unique roof top balcony above this amazing, 2,569 sqft, 2.5-storey home home, offering an unparalleled living experience with its thoughtful design and luxurious upgrades. The main floor boasts a versatile front flex space perfect for an office or den, leading into a dream kitchen complete with a walk-through pantry, setting the stage for culinary adventures. The spacious living room, warmed by a cozy electric fireplace, flows seamlessly into the dining area, which opens up to a deck fitted with a gazebo, overlooking the meticulously landscaped yard. Ascend to the second level where luxury continues with a vast bonus room, a primary retreat boasting a generous walk-in closet and a lavish 5-piece ensuite, alongside two additional bedrooms and an expansive laundry room. The third-level loft is a versatile haven, transformable into a family room, gaming den or recreational retreat, featuring a convenient 2-piece bathroom. From there you step out onto your private balcony to be greeted by breathtaking panoramic vistas that sweep across the town, the meandering Bow River Valley, and the awe-inspiring mountain ranges beyond. This home is equipped with modern comforts like an A/C unit, dual zone thermostats, and Radon mitigation, alongside elegant touches such as upgraded light fixtures and appliances, while practicalities like under-deck storage enhance daily living. An insulated, drywalled double garage provides ample space for vehicles and storage. The basement, though undeveloped, is primed for future customization, offering endless potential to tailor the space to your desires. Just steps from the future Rivercrest K-8 school(currently busing to Fireside School) and a short walk to Bow Valley High School, this location is ideal for the growing family. This residence is not just a home; it's a sanctuary where every detail has been curated for comfort, style, and the joy of living.**

Inclusions:
Property Listed By: **Gazebo on back deck
RE/MAX West Real Estate**

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

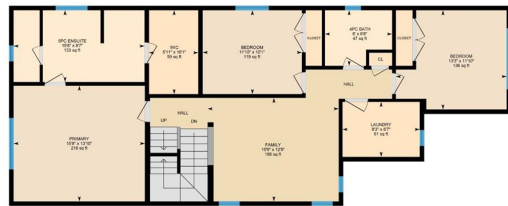






427 Rivercrest Blvd, Cochrane, AB

2nd Floor Exterior Area 1278.05 sq ft
Interior Area 1180.31 sq ft



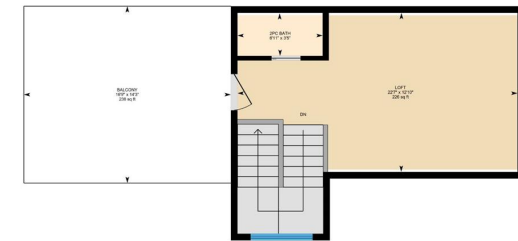
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PREPARED: 2024/09/05
While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.





427 Rivercrest Blvd, Cochrane, AB

310 Pict: Exterior Area 201.49 sq ft
 Interior Area 317.21 sq ft
 Excluded Area 7.11 sq ft



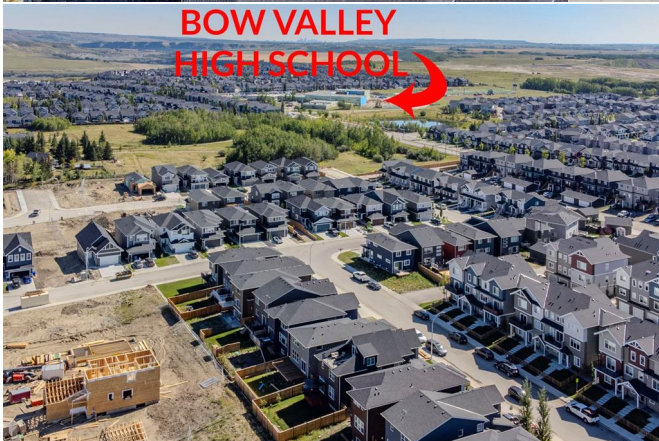
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PREPARED: 2024/06/05



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





**BOW VALLEY
HIGH SCHOOL**

**FUTURE RIVERCREST
K-8 SCHOOL**

**SPRAY LAKE
SAWMILLS CENTRE**