

# \$864,433 - 295 Rivercrest Boulevard, Cochrane

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MLS® #A2152034

## \$864,433

4 Bedroom, 3.00 Bathroom, 2,554 sqft

Residential on 0.09 Acres

Rivercrest, Cochrane, Alberta

This spacious home boasts four bedrooms and two and a half bathrooms, featuring a modern design with a 9-foot ceiling on both the foundation and main floor. The kitchen is equipped with an upgraded Samsung gourmet appliance package, complemented by quality cabinets and extended upper cabinets for ample storage. Throughout the home, sleek stone countertops and luxury vinyl plank flooring adorn the main floor, creating a stylish and durable living space. A natural gas fireplace with full tile reaching the ceiling adds warmth and elegance to the living area. Additional enhancements include an expanded garage width by 2 feet, ideal for extra storage or workspace, and a 12' x 10' rear deck perfect for enjoying summer barbecues. The home also features a walk-out basement, offering potential for further living space or easy access to the outdoors. Photos are representative.



Built in 2024

## Essential Information

MLS® #	A2152034
Price	\$864,433
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,554

Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	295 Rivercrest Boulevard
Subdivision	Rivercrest
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C3E9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s), Stone Counters, Double Vanity, No Animal Home, Soaking Tub
Appliances	Dishwasher, Microwave, Refrigerator, Built-In Oven, Gas Cooktop, Range Hood
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Decorative
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

### **Exterior**

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Vinyl Siding

Foundation            Poured Concrete

### **Additional Information**

Date Listed            July 23rd, 2024

Days on Market      257

Zoning                 TBD

### **Listing Details**

Listing Office         Bode Platform Inc.

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