

299 Rivercrest Boulevard  
Cochrane, Alberta

MLS # A2237194

\$775,900

|           |                        |        |                  |
|-----------|------------------------|--------|------------------|
| Division: | Rivercrest             |        |                  |
| Type:     | Residential/House      |        |                  |
| Style:    | 2 Storey               |        |                  |
| Size:     | 2,129 sq.ft.           | Age:   | 2025 (0 yrs old) |
| Beds:     | 4                      | Baths: | 2 full / 1 half  |
| Garage:   | Double Garage Attached |        |                  |
| Lot Size: | 0.10 Acre              |        |                  |
| Lot Feat: | Rectangular Lot        |        |                  |

|             |                                                                                                                                                                             |            |      |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air                                                                                                                                                                  | Water:     | -    |
| Floors:     | Carpet, Vinyl Plank                                                                                                                                                         | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                                                                                                             | Condo Fee: | -    |
| Basement:   | Full, Walk-Out To Grade                                                                                                                                                     | LLD:       | -    |
| Exterior:   | Vinyl Siding, Wood Frame, Wood Siding                                                                                                                                       | Zoning:    | R-LD |
| Foundation: | Poured Concrete                                                                                                                                                             | Utilities: | -    |
| Features:   | Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |            |      |
| Inclusions: | N/A                                                                                                                                                                         |            |      |

Discover your ideal family haven in the Rivercrest community of Cochrane. Situated with the majestic Rocky Mountains as your backdrop and the Bow River just minutes away, this two storey home combines superb design and functionality. With over 2,100 square feet, a main floor flex room/office, four bedrooms, a central bonus room, convenient upstairs laundry and a walk out basement for future development, this home offers plenty of comfort for every family member. The high quality kitchen cabinetry with extended uppers, upgraded Samsung gourmet kitchen appliance package and elegant quartz countertops make meal preparation a pleasure. The 9 ft main floor ceilings and luxury vinyl plank flooring throughout the main floor add a touch of elegance while the cozy gas fireplace becomes a welcoming focal point for gatherings and relaxation. With a spacious main floor office/den, work from home possibilities or study areas are well accounted for. There is also an 10' x 10' rear deck, perfect for barbecuing and enjoying the fresh mountain air and a 21' x 22' garage which offers ample space for your vehicles and additional storage needs. Rivercrest is a child friendly and family oriented community, providing a serene and safe environment with quick, easy access to Calgary. Welcome to your new life in Rivercrest where every day feels like a retreat.