

362 Rivercrest Road  
Cochrane, Alberta

MLS # A2244571

\$739,900

|           |                                                                |        |                  |
|-----------|----------------------------------------------------------------|--------|------------------|
| Division: | Rivercrest                                                     |        |                  |
| Type:     | Residential/House                                              |        |                  |
| Style:    | 2 Storey                                                       |        |                  |
| Size:     | 2,260 sq.ft.                                                   | Age:   | 2023 (2 yrs old) |
| Beds:     | 3                                                              | Baths: | 2 full / 1 half  |
| Garage:   | Double Garage Attached, Heated Garage                          |        |                  |
| Lot Size: | 0.10 Acre                                                      |        |                  |
| Lot Feat: | Back Yard, Landscaped, Rectangular Lot, Underground Sprinklers |        |                  |

|             |                                                                                                                                         |            |      |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | High Efficiency, In Floor, Forced Air, Natural Gas                                                                                      | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank                                                                                                       | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                                                                         | Condo Fee: | -    |
| Basement:   | Full, Unfinished                                                                                                                        | LLD:       | -    |
| Exterior:   | Brick, Vinyl Siding                                                                                                                     | Zoning:    | R-LD |
| Foundation: | Poured Concrete                                                                                                                         | Utilities: | -    |
| Features:   | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Tankless Hot Water, Vinyl Windows |            |      |
| Inclusions: | n/a                                                                                                                                     |            |      |

Discover luxury living at its finest in this beautifully upgraded "Cypress" residence by Janssen Homes, spanning 2,260 sq ft with 3 bedrooms and 2.5 bathrooms in sought-after Rivercrest, Cochrane. The main level impresses with soaring 9' ceilings, 8' doors, hardwood-inspired vinyl plank floors, and a chef's kitchen boasting full height cabinetry, quartz countertops, stainless appliances, and a smooth-top electric range. Natural light floods the dining and living room spaces where a cozy fireplace awaits; motorized silhouette window coverings add upscale convenience. Upstairs, unwind in the bonus room with tray ceiling or retreat to the master suite featuring heated flooring, dual sinks, a glass-and-tile shower, soaker tub, walk-in closet with mdf wooden shelving and attached laundry. Outdoors, enjoy entertaining on the deck (complete with gas line and electrical hook-up), relax in the adjacent patio, and appreciate the freshly landscaped yard with irrigation. The over-height double garage (12' ceiling and 8' door) is a standout measuring approximately 20 X 24 and heated for year-round comfort. Rivercrest offers a picturesque setting on Cochrane's south ridge near the Bow River, with stellar mountain views, more than 40 km of community pathways, and future local schools just steps away. Enjoy small-town charm with easy access to Calgary and the Rockies via Highways 22 and 1, along with ample shops, cafes, and recreational options in historic downtown Cochrane. Whether you're biking to the river's edge, exploring local boutiques, or catching a community event, this serene yet connected neighborhood offers an unmatched blend of lifestyle and convenience.