

415 Rivercrest Boulevard
Cochrane, Alberta

MLS # A2294206



\$759,900

Division:	Rivercrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,087 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, No Back L		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	Blinds, valences, one t.v mount in bonus room		

This former show home in the desirable community of Rivercrest in Cochrane has been meticulously maintained and thoughtfully upgraded in recent years, offering a true turnkey property with features rarely found in homes in the area. The home includes central air conditioning, an integrated whole-home speaker system with individual volume controls on both the main and upper floors, a LifeBreath fresh air exchange system integrated with the HVAC, Hunter Douglas push-button lift blinds throughout, and has been kept smoke-free since new. The main floor welcomes you with a spacious front entry, durable luxury vinyl plank flooring, a neutral colour palette, and pot lighting that creates a warm and inviting feel throughout the space. The kitchen is well appointed with quartz countertops, a large island with a built-in wine fridge, two-tone cabinetry, under-cabinet lighting, a gas cooktop, stainless steel appliances, and a convenient walk-through pantry connecting directly to the mudroom and garage for easy grocery unloading. The dining area comfortably accommodates a full-size table for entertaining, while the living room is anchored by a tiled gas fireplace. Also on the main floor is a built-in office nook, a two-piece bathroom, and a mudroom with direct access to the garage. Upstairs, a generous bonus room provides a versatile second living space ideal for a media room or family lounge, with a TV wall mount already in place. The primary bedroom easily accommodates a king-size bed and features a walk-in closet and a five-piece ensuite with dual sinks and a custom tiled shower. Two additional bedrooms are served by a five-piece main bathroom with dual sinks and a soaker tub, and a dedicated laundry room completes the upper level for added convenience. The fully developed basement adds valuable living space with a huge bedroom that works well

for guests, a home office, or a growing family. Just outside the bedroom is a walk-in closet that helps keep the bedroom layout open and functional. The lower level also includes an entertainment lounge with pot lighting, a built-in media unit pre-wired for shelf lighting, and an electric heated LED fireplace, creating a comfortable area for relaxing or hosting movie nights. Framing and rough-in for a future three-piece bathroom are already in place, providing an easy opportunity to add additional functionality. The home is also electrically outfitted for a backyard hot tub hookup. Outside, the fully landscaped front and backyard include underground sprinkler systems for easy maintenance. One side of the fencing has already been installed and carries a lifetime warranty. This well cared for property combines thoughtful upgrades, practical layout, and modern features in a highly sought-after Cochrane community.