



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**204, 24 Rivercrest Drive
Cochrane, Alberta**

MLS # A2213580



\$399,000

Division:	Rivercrest		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,294 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Front Yard, Landscaped, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 121
LLD:	-
Zoning:	R-MD
Utilities:	-

Inclusions: N/A

Discover the charm of contemporary living in this thoughtfully designed townhome. Filled with natural light from ample windows, the open-concept layout spans three inviting levels and offers beautiful mountain views. The stylish kitchen includes sophisticated fawn and white cabinetry, quartz counters, a generous island, and stainless steel appliances. Offering two bedrooms, 1.5 baths, and a cheerful, versatile den, this home provides flexible living spaces. The primary bedroom boasts ample storage and direct access to the main bath featuring a luxurious deep soaker tub/shower combo. A convenient half bath on the main level enhances functionality. Features include vinyl plank floors, cozy carpeting, upper-level laundry, complete blinds, a single garage, and driveway plus street parking. Enjoy nearby pathways, local shopping, and convenient access to both Calgary and mountain adventures.