



GRASSROOTS
REALTY GROUP

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**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	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 121
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

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.