



**GRASSROOTS**  
REALTY GROUP

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**1405, 24 Rivercrest Drive  
Cochrane, Alberta**

**MLS # A2213588**



**\$425,250**

<b>Division:</b>	Rivercrest		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,263 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 122
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters		

<b>Inclusions:</b>	N/A
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Welcome to a modern townhome offering comfortable living across three bright, airy levels. Enjoy large windows providing abundant natural light, enhancing the inviting atmosphere. The kitchen showcases elegant white wood grain cabinetry, sleek quartz countertops, an island perfect for gatherings, and stainless steel appliances. This home features two spacious bedrooms, 2.5 bathrooms, and a sunny main-level den ideal for an office or hobby space. The primary bedroom includes dual closets and an ensuite with a deep soaker tub/shower. An additional full bath and a convenient half bath complement the layout. Additional features include vinyl plank flooring, soft carpeting, upstairs laundry, complete blinds, and a single-car garage with driveway parking. Relax outdoors on your south-facing balcony, steps away from scenic pathways, shopping, and amenities, conveniently located between Calgary and the Rocky Mountains.