



**GRASSROOTS**  
REALTY GROUP

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**501, 24 Rivercrest Drive  
Cochrane, Alberta**

**MLS # A2220009**



**\$470,000**

<b>Division:</b>	Rivercrest		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,537 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<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, Lawn, Low Maintenance Landscape, Rectangular Lot, Street Lig		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 343
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Stone Counters, Vinyl Windows		

**Inclusions:** na

Discover a comfortable and modern lifestyle in 501 -24 Rivercrest Drive, a practically new end-unit townhome nestled in Cochrane and close to the Bow River. Spanning over 1500 square feet, this inviting townhome boasts a bright and open layout, perfectly suited for both entertaining guests and the rhythm of everyday living. The heart of this home is a thoughtfully designed central kitchen space. Imagine preparing meals amidst sleek two-tone cabinetry with soft-close drawers and a complete stainless steel appliance package. With ample cabinet space and a convenient pantry, this central hub, illuminated by stylish pendant lighting, seamlessly connects the living areas, encouraging interaction and a sense of togetherness. Stone counters and the extra windows, a hallmark of the end unit, bathe the interior in natural light, showcasing the durable vinyl plank floors and soaring, knock-down textured ceilings. For added comfort and privacy, pull-down window coverings are included. The adjacent living room provides a welcoming and natural gathering place for relaxation and socializing. This well-appointed townhome features three comfortable bedrooms and 2.5 bathrooms. A versatile flex space on the lower level presents opportunities for a home office, or a space to pursue your creative passions. The primary suite, located on the third level, offers the luxury of dual closets and bright, large windows and great views of Cochrane's Big Hill! . This level also conveniently houses a laundry area and a full four-piece bathroom. Adding to the appeal is an oversized, fully insulated single-car garage with the practical advantage of dual access doors, offering exceptional flexibility for storage or a workshop. Enjoy the convenience of this excellent Cochrane location. Situated in a desirable complex, you'll find yourself just steps away from local shops, picturesque pathways, and the

serene Bow River. Bow Valley High School is within walking distance, and a future school site is conveniently located next door. With local transit stop within feet of the front door. Accessing Calgary for work or leisure and escaping to the majestic mountains for weekend adventures is effortless. a terrific blend of contemporary comfort, convenience, and a sought-after Cochrane address.