



GRASSROOTS
REALTY GROUP

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

**362 Rivercrest Road
Cochrane, Alberta**

MLS # A2228276



\$776,000

Division:	Rivercrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,260 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot, Underground Sprinklers		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Tankless Hot Water, Vinyl Windows		
Inclusions:	n/a		

Welcome to 362 Rivercrest Road! This lightly occupied since July 2024 , 2,260 square foot “Cypress” residence by Janssen Homes is situated in the Cochrane community of Rivercrest. Experience luxury living in a 3-bedroom, 2.5-bathroom home, offering contemporary elegance and thoughtful design features throughout, including motorized silhouette-style window coverings. The main floor features “high ceilings and vinyl plank flooring. The kitchen is equipped with full-height kitchen cabinets, quartz countertops, and upgraded stainless steel appliances. The dining and living room are bright with large windows and a cozy fireplace. Relax upstairs in the bonus room that features a tray ceiling and pamper yourself in the master bedroom and ensuite with in-floor heat, a glass and tile shower, soaker tub, dual sinks, and walk-in closet with attached laundry room. Enjoy the rear deck, complete with electrical outlet and gas line and the adjacent ground level patio. The property has been recently landscaped complete with irrigation system. The 2-car garage features a gas heater.