



**GRASSROOTS**  
REALTY GROUP

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

**279 RIVERCREST Boulevard**  
**Cochrane, Alberta**

**MLS # A2241350**



**\$789,000**

<b>Division:</b>	Rivercrest		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,266 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Rectangular Lot, Street Lighting		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** TV MOUNTS

Discover your dream home in the heart of Rivercrest, Cochrane, with this stunning 2024-built, 2-storey detached home, offering 2,266 sq ft of modern elegance. Perfectly situated between Calgary and Banff for quick mountain getaways, this spacious 2.5-bath residence features 4 generous bedrooms upstairs, a versatile bonus room ideal for a playroom or media space, and a gourmet kitchen with quartz countertops, two-tone cabinetry, high-end stainless steel appliances, and a convenient walk-through pantry for effortless storage. The main level boasts chic luxury vinyl flooring and soaring 9-foot ceilings, while the unfinished walkout basement offers a blank canvas for your personal touch. Cozy up with two beautifully designed fireplaces, adding warmth and ambiance. The bathrooms feature elegant quartz countertops, with the primary ensuite showcasing a luxurious double vanity, and an upper-level laundry room adds everyday convenience. Step outside to a treated deck, perfect for enjoying the scenic surroundings. Ideally located across from a future school and nestled in one of Cochrane's most sought-after communities, this home combines luxury, functionality, and an unbeatable location—ready to welcome you home!