



GRASSROOTS
REALTY GROUP

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**503, 24 Rivercrest Drive
Cochrane, Alberta**

MLS # A2242537



\$419,000

Division:	Rivercrest		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,422 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 318
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Slab	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters		

Inclusions: na

Step into this practically new townhome in Cochrane, designed for how you live today. It's truly a bright, open space, perfect for both entertaining and everyday comfort. The kitchen is the heart of this home. Imagine gathering around a sprawling, gleaming white quartz island—your go-to spot for everything from morning coffee to lively get-togethers. You'll appreciate the modern touch of sleek two-tone cabinetry with soft-close drawers, a full GE stainless steel appliance package, and ample storage, including a pantry. Stylish pendant lighting brightens the whole space. Large windows on both sides fill the home with natural light, highlighting the vinyl plank floors and elegant knock-down textured ceilings. Pull-down window coverings offer privacy when needed, and the living room flows naturally as a central gathering area. This thoughtfully designed townhome offers three spacious bedrooms, 2.5 well-appointed baths, and a versatile main-level flex space. It's perfect for a home office, a quiet study, or a creative studio—whatever suits your needs. The primary suite, located on the third level, is a true retreat with dual closets for ample storage and generous windows as well as a 3pc ensuite. This level also includes a convenient laundry area and a full 4-piece bath. A standout feature is the oversized, fully insulated single-car garage, a game-changer with its dual access (doors on both sides). This offers incredible flexibility, whether for parking, storing outdoor gear, or setting up a workshop. Location is key here. Nestled in a great complex, you're just steps from local shopping, scenic pathways, and the tranquil Bow River. Bow Valley High School is close by, a future school site is next door, and local transit is just steps away. Plus, you get quick access to Calgary for work or entertainment and the majestic mountains for weekend adventures are just 40 minutes away!

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