



GRASSROOTS
REALTY GROUP

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

283 Rivercrest Boulevard
Cochrane, Alberta

MLS # A2249860



\$774,900

Division:	Rivercrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,437 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Smart Home, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: N/A

Welcome to the Beaumont — where style meets functionality in every detail. Built by a trusted builder, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full package of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Enjoy a walkout basement with a covered patio and a spacious deck off the main floor, perfect for indoor-outdoor living. The executive kitchen impresses with built-in stainless steel appliances, gas cooktop, fridge with water & ice dispenser, and a walk-through pantry for added convenience. A main floor flex room with double French doors offers the perfect home office or den. The great room features a cozy gas fireplace, while the front bonus room adds extra living space. Relax in the luxurious 5-piece ensuite with a walk-in shower and soaker tub. Extra windows throughout fill the home with natural light.