



GRASSROOTS
REALTY GROUP

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

291 Rivercrest Boulevard
Cochrane, Alberta

MLS # A2253907



\$773,250

Division:	Rivercrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,364 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, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Smart Home, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: N/A

Welcome to the Bennett & a stunning home designed for comfort and style. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services included in each home. Situated on a desirable walkout lot, this home features a main floor flex room with a stylish barn door, perfect for work or relaxation. The executive kitchen includes built-in stainless steel appliances and a spacious walk-in pantry. The great room impresses with an open-to-above design and a gas fireplace with mantle, creating a bright, airy space filled with natural light from the many windows. Step out onto the rear deck to enjoy the outdoors. The luxurious 5-piece ensuite offers a walk-in shower and soaker tub, providing the perfect retreat at the end of the day. 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 that can may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full home 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. Photos are representative.