



GRASSROOTS
REALTY GROUP

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**358 Rivercrest Road
Cochrane, Alberta**

MLS # A2255692



\$749,350

Division:	Rivercrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,279 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	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, Ceramic Tile, 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, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Stunning Design Meets Everyday Functionality in the Denali 4. 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. This beautifully designed home features an executive kitchen with built-in stainless steel appliances, gas cooktop, and a walk-through pantry for ultimate convenience. A flex room with stylish barn door offers versatile space on the main floor, while the great room impresses with a gas fireplace framed by floor-to-ceiling tile. Upstairs, enjoy a vaulted ceiling in the bonus room, and unwind in the luxurious 5-piece ensuite with walk-in shower, soaker tub, tile flooring, and a bank of drawers for added storage. Thoughtfully placed additional windows fill the home with natural light. 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 array 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.