



**GRASSROOTS**  
REALTY GROUP

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**271 Rivercrest Boulevard  
Cochrane, Alberta**

**MLS # A2265454**



**\$693,800**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Rivercrest             |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,082 sq.ft.           | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.10 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Yard              |               |                  |

|                    |                                                                                                          |                   |     |
|--------------------|----------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, 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>   | Stone, Vinyl Siding, Wood Frame                                                                          | <b>Zoning:</b>    | TBD |
| <b>Foundation:</b> | Poured Concrete                                                                                          | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |                   |     |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Move-in ready, Broadview Homes’ York model in Rivercrest, Cochrane blends comfort, style, and function across 2,082 ft<sup>2</sup>. The main floor features a dedicated front office, an open kitchen and dining area, a walk-through pantry to a modern culinary workspace, and a living room warmed by a gas fireplace with an upgraded tile surround. Quality finishes run throughout, with an appliance package that includes a stainless-steel gas range, dishwasher, hood fan, and built-in microwave. Upstairs, a spacious bonus room is perfect for movie nights or playtime. The primary suite offers a 5-piece ensuite with dual sinks, a soaker tub, and a separate shower, while the upper laundry adds convenience with a folding table and room for storage. The bright, unfinished walk-out basement is filled with natural light and is roughed-in for a future bathroom, offering a blank canvas for your personal design. Enjoy the scenic setting and views, with parks, schools, and pathway networks nearby in Rivercrest.