



GRASSROOTS
REALTY GROUP

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**338 Rivercrest Road
Cochrane, Alberta**

MLS # A2268427



\$709,900

Division:	Rivercrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,071 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: NA

Welcome to your new home in the boutique community of Rivercrest in Cochrane! Built by Trico Homes, this stunning 3 bedroom home is bright, welcoming and has the perfect layout. Upon entering, you'll find a spacious main floor flex room, ideal for a home office, study, or kids playroom. Continuing into the main area, you're greeted by the large full wall of windows to enjoy amazing sun from your south facing backyard. Your open concept kitchen is complete with a built-in stainless steel appliance package including a gas range and additional drawers, hello storage! Enjoy cooking with ample counter space, a large pantry and spacious island; perfect for your kids to enjoy breakfast or entertain. An inviting electric fireplace adds warmth and coziness to your living room making it perfect for relaxing evenings. Heading upstairs you are greeted by a spacious & centrally located bonus room perfect for family movie nights or kids play space. Your primary suite is spacious & complete with a luxurious ensuite including double sinks, drawers for storage, upgraded tile shower and soaker tub. Conveniently situated just off your ensuite, is your spacious walk-in closet. Enjoy a full upstairs laundry room complete with additional storage and space to hang your clothes. The kids wing of the home is complete with two well appointed spare rooms with walk-in closets and a full spare bath with quartz countertops. In the basement you will find a separate side entrance, 9' foundation, 3-piece bathroom rough-in and 2 basement windows perfect for your future development. Outside, enjoy the full day sun on your back deck and spacious 38' wide future yard. Rivercrest is a quiet boutique community with stunning mountain views and a future school site. Enjoy getting to know your neighbours, on a quiet street and convenient access to everything Cochrane has to offer!

Living here means convenient access to Calgary, minutes from Spray Lakes Recreation Centre & downtown Cochrane! You have everything Cochrane has to offer right at your doorstep. Call your Realtor and book your showing today!