



**GRASSROOTS**  
REALTY GROUP

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

**546 Rivercrest View  
Cochrane, Alberta**

**MLS # A2270555**



**\$739,000**

<b>Division:</b>	Rivercrest		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,884 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, Front Yard, Interior Lot, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Fireplace(s), Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

**\*\* Beautiful Community of Rivercrest\*\*** West facing back yard\*\* With easy access to Highway 22 and Highway 1, this growing community of Rivercrest is the perfect place to make it home for your family. Here you can breathe easy, enjoying the natural beauty of the area and the town's many amenities while staying connected to everything Calgary and the Rocky Mountains has to offer. Up and coming Elementary School will be in a short walking distance!! Framing is completed and insulation will be starting shortly. You still have time to make this your home by making interior color selections. This 3-bedroom, 2.5 bath, with bonus room 2-storey features 1,884 sq.ft. of spacious living with exceptional quality finishes that only a Janssen Home can bring! Main floor features living room with Gas Fireplace, a kitchen with walk through pantry/mudroom, nook eating area opening onto a 12' x 10' deck. Upper level features a primary retreat with walk-in closet that adjoins by pocket door to a spacious laundry room with lower cabinet and undermount deep sink, 5-pce ensuite with dual undermount sinks, soaker-tub & walk-in shower, 2 additional bedrooms off the bonusroom and an additional 4-pce bath. Upgraded features include: 9' main-floor walls, painted railings & metal spindles, luxury vinyl plank flooring throughout main level, tile in laundry & upper baths. Full height kitchen cabinets with soft close doors/drawers & full extension drawer glides, quartz counters, undermount sink plus 5 S/S appliance package which includes gas range and range hood!. Built on Site solid shelves. LoE Argon slider windows, R-50 attic insulation, high efficient furnace w/programmable thermostat & drip humidifier, hot water on demand and 4 pc R/L plumbing in basement. Spacious covered porch at front, finished deck at back w/aluminum railing & steps to grade.

Warranty includes 1 yr comprehensive, 2 yrs heating, electric, plumbing, 5 yrs building envelope, 10 yrs structural. \*Note - Interior and Exterior photos are from previous builds\*.