



GRASSROOTS
REALTY GROUP

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1803, 24 Rivercrest Drive
Cochrane, Alberta

MLS # A2279637



\$315,000

Division:	Rivercrest		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	1,213 sq.ft.	Age:	2022 (4 yrs old)
Beds:	1	Baths:	1
Garage:	Additional Parking, Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 233
Basement:	None	LLD:	26-25-4-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Slab	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows		
Inclusions:	na		

Check out this stunning top-floor stacked townhome that offers the perfect blend of style and function. Ready for immediate occupancy; this 1 bedroom 1 bath unit features over 1200 sq ft of thoughtfully designed living space, with most of the layout conveniently situated on a single level. Step inside and up to the main floor and you will discover an open-concept living area with a full kitchen that's a home chef's dream. The kitchen boasts elegant quartz countertops, soft-close drawers, and stylish two-tone cabinets highlighted by pendant lighting. An adjacent, flexible space is perfect for a spacious dining area or a home office. This home has an oversized bedroom and a full 4pc bathroom that doubles as an ensuite with its second access. A spacious laundry room adds to the convenience. This unique floorplan is designed to feel like a modern apartment but with the added benefits of a main floor storage/flex area and direct access to an oversized, extended single car GARAGE. This home is perfectly situated to offer the best of both convenience and community. It's located right next to a future school site, with transit options directly at your doorstep for effortless commuting. Enjoy a short two-minute walk to Bow Valley High School, and a quick five-minute trip to the Spray Lakes Sports Centre for all your recreational needs. For bigger city amenities, you're only 20 minutes from South Calgary, and the mountains are within easy reach, with Canmore just a 40-minute drive away.