



GRASSROOTS
REALTY GROUP

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

**1301, 24 Rivercrest Drive
Cochrane, Alberta**

MLS # A2279656



\$350,000

Division:	Rivercrest		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	1,094 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Driveway, Single Garage Detached		
Lot Size:	0.03 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 238
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Slab	Utilities:	-

Features: Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows

Inclusions: na

2 Bedroom 2 Bath END unit townhouse with a garage that offers the perfect blend of style and function, with most of the layout conveniently situated on a single level. Step inside and up 1 flight of stairs to the main floor and you will discover an open-concept living area with and a fully equipped kitchen boasting 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 two large bedrooms and two full bathrooms. The primary bedroom features a massive walk-in closet and a 4-piece ensuite. A spacious laundry room adds to the convenience. This unique floor plan 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.