



**303 Rivercrest Way  
Cochrane, Alberta**

**MLS # A2291574**



**\$751,431**

<b>Division:</b>	Rivercrest		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,036 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** NA

Welcome to 303 Rivercrest Way &mdash; a home that offers the comfort of bungalow living with extra space upstairs when you need it. Backing onto the community path in Rivercrest, this brand-new Trico-built home was designed for people who want day-to-day living to feel simple, comfortable, and connected to the outdoors. If you've been searching for a bungalow home in Cochrane, this layout is worth a closer look. The primary bedroom sits on the main floor, with vaulted ceilings and plenty of natural light creating a quiet place to start and end the day. The ensuite adds that retreat-like feel, tucked away from the rest of the home. Just down the hall is another versatile room that works beautifully as a home office, guest room, or an additional main-floor bedroom, depending on your needs. The main living space is bright and welcoming, with vaulted ceilings over the dining and living room that add a sense of openness and light. The kitchen, dining, and living areas flow together easily, making it simple to imagine mornings with coffee at the table or evenings gathered around the electric fireplace. From the dining area, step onto the back deck overlooking the green space behind the home &mdash; the perfect place to enjoy summer evenings or a quiet moment outdoors. Upstairs adds valuable flexibility with a loft-style bonus room, two additional bedrooms, and a full bathroom, creating a separate space that works well for kids, guests, or relaxing at the end of the day. The unfinished basement is ready whenever you are, giving you the option to add more living space in the future. Rivercrest is one of Cochrane's newer communities, known for its pathways, green spaces, and beautiful views, all while maintaining a boutique neighbourhood feel. From here, you're just minutes to schools, parks, downtown Cochrane, and everyday amenities.

This home is currently under construction. Reach out to learn more about the interior finishes and construction timeline. Call your favourite Realtor and book your showing today!