



**447 Rivercrest Road  
Cochrane, Alberta**

**MLS # A2292713**



**\$748,000**

<b>Division:</b>	Rivercrest		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,995 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Rectangular Lot, See Remarks		

<b>Heating:</b>	ENERGY STAR Qualified Equipment, Fireplace(s), 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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

With easy access to Highway 22 and Highway 1, this growing community of Rivercrest is the perfect place to make it home for you and your family. Here you can breathe easy, enjoy the natural beauty of the area and a short journey to all the town's many amenities, while staying connected to everything Calgary and the Rocky Mountains has to offer. Rivercrest is situated near schools, walking paths, stores and close to Spray Lakes Recreation Center. This Janssen Home includes a walk out, 4-bedrooms, laundry room up, 2.5 bath and bonus room! This 2-storey features 1,995 sq.ft. of spacious living with exceptional quality finishes and is ready for you to make it your home now! Main floor features a living room with a gas fireplace, a kitchen with a walk-through pantry/mudroom, and a nook eating area with 8' patio doors opening onto a vinyl clad large 14' x 12' 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 a deep top mount sink, 5-pce ensuite with dual undermount sinks, soaker-tub & walk-in shower, 3 additional bedrooms off the bonus room 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. The full height kitchen cabinets have a soft grey exterior colour called "Daybreak" and finished 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/I plumbing in basement. Covered porch at front, rear deck off kitchen nook is finished

with vinyl decking and aluminum railing situated above the cement pad below at walkout access. Warranty includes 1 yr comprehensive, 2 yrs heating, electric, plumbing, 5 yrs building envelope, 10 yrs structural. \*Note - Interior and Exterior photos are from similar floor plans.