



1701, 24 Rivercrest Drive  
Cochrane, Alberta

MLS # A2292820



**\$424,900**

<b>Division:</b>	Rivercrest		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,535 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 276
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows		
<b>Inclusions:</b>	na		

Discover a comfortable and modern lifestyle in 1701 -24 Rivercrest Drive, Spanning over 1500 square feet, this inviting townhome boasts Mountain views! and a bright and open layout, perfectly suited for both entertaining guests and the rhythm of everyday living. The heart of this home is a thoughtfully designed central kitchen space. Sleek two-tone cabinetry with soft-close drawers and a complete stainless steel appliance package. With ample cabinet space and a convenient pantry, this central hub, illuminated by stylish pendant lighting, seamlessly connects the living areas, Quartz counters and the extra windows, a hallmark of the end unit, offers tons of natural light, This well-appointed townhome features three comfortable bedrooms and 2.5 bathrooms. A versatile flex space on the lower level presents opportunities for a home office. The primary suite, located on the third level, offers dual closets and bright, large windows and great views This level also conveniently houses a laundry area and a full four-piece bathroom. Adding to the appeal is an oversized, fully insulated single-car garage with the practical advantage of dual access doors, offering exceptional flexibility for storage or a workshop. Just steps away from local shops, picturesque pathways, and the serene Bow River. Bow Valley High School is within walking distance, and a future school site is conveniently located next door. With local transit stop within feet of the front door. Accessing Calgary for work or leisure and escaping to the majestic mountains for weekend adventures is effortless. a terrific blend of contemporary comfort, convenience, and a sought-after Cochrane address.