



**102, 24 Rivercrest Drive
Cochrane, Alberta**

MLS # A2302535



\$389,000

Division:	Rivercrest		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,331 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Garage Faces Rear, Oversized, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Lawn, Level, Street Lighting, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 249
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Slab	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: na

Experience the best of modern living in this lightly lived in Cochrane townhome. , enjoy a west facing backdrop! Located directly across from the future Rivercrest School! and offering stunning Mountain Views! The last interior unit with a deck facing the Mountains! Inside, discover a bright, open-concept haven designed for both entertaining and everyday comfort. The kitchen is the heart of the home, featuring a sprawling white quartz island perfect for casual meals or lively gatherings. You'll love the sleek two-tone cabinetry with soft-close drawers, a full GE stainless steel appliance package, ample cabinet space, and a pantry, all illuminated by stylish pendant lighting. Large windows on both sides of the unit flood the space with natural light, highlighting the durable vinyl plank floors and soaring, knock-down textured ceilings. Pull-down window coverings offer privacy and shade when desired, while the adjacent living room provides a natural gathering spot. This meticulously designed townhome offers two spacious bedrooms, 2.5 baths, and a versatile flex space on the main level—perfect for a home office, guest room, or creative studio. The primary suite on the third level boasts dual closets for ample storage and large windows and its own 4pc ensuite. This level also features a convenient laundry area and a full 4-piece bath for the other bedroom. Convenience is paramount with the oversized, fully insulated single-car garage, with dual access (doors on both sides of the unit) Location is key! Nestled in a fantastic complex, you're just steps from shopping, scenic pathways, and the tranquil Bow River. Bow Valley High School is close by, with a Cochrane's newest school (K-8 Breaking ground this Spring) conveniently located next door , and local transit is mere steps away. Enjoy quick access to Calgary for work or entertainment and the majestic mountains for weekend

adventures.