



GRASSROOTS
REALTY GROUP

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

**295 Rivercrest Boulevard
Cochrane, Alberta**

MLS # A2152034



\$864,433

Division:	Rivercrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,554 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Stone Counters, Walk-In Closet(s)		
Inclusions:	N/A		

This spacious home boasts four bedrooms and two and a half bathrooms, featuring a modern design with a 9-foot ceiling on both the foundation and main floor. The kitchen is equipped with an upgraded Samsung gourmet appliance package, complemented by quality cabinets and extended upper cabinets for ample storage. Throughout the home, sleek stone countertops and luxury vinyl plank flooring adorn the main floor, creating a stylish and durable living space. A natural gas fireplace with full tile reaching the ceiling adds warmth and elegance to the living area. Additional enhancements include an expanded garage width by 2 feet, ideal for extra storage or workspace, and a 12' x 10' rear deck perfect for enjoying summer barbecues. The home also features a walk-out basement, offering potential for further living space or easy access to the outdoors. Photos are representative.