



**GRASSROOTS**  
REALTY GROUP

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**267 Rivercrest Boulevard  
Cochrane, Alberta**

**MLS # A2152043**



**\$865,500**

<b>Division:</b>	Rivercrest		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,425 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

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

This beautiful home features four spacious bedrooms and two and a half bathrooms. The living space boasts 9-foot ceilings on both the foundation and main floors, creating an open and airy atmosphere. The kitchen is equipped with an upgraded Samsung gourmet appliance package and quality cabinets that include extended uppers, complemented by sleek stone countertops throughout. Luxury vinyl plank flooring enhances the main floor, leading to a cozy living area centered around a natural gas fireplace with full tile extending to the ceiling. The garage has been expanded by an additional 4 feet, providing ample storage or workspace. Outside, a 12-foot by 10-foot rear deck awaits, perfect for enjoying summer BBQs and outdoor gatherings. The home also features a walk-out basement, offering additional potential living space or easy access to the outdoors. Photos are representative.