



**263 Rivercrest Boulevard
Cochrane, Alberta**

MLS # A2152047



\$809,000

Division:	Rivercrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,040 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 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:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	N/A		

9' main floor, boasts a spacious kitchen complete with a walk-through pantry and built-in appliances, alongside a mudroom featuring a bench and hooks. Also included is a flex room on the main floor, upper floor laundry facilities, a luxurious 5-piece master ensuite with a separate water closet and shower, and a generously sized walk-in master closet. The house is complemented by a 9-foot walk-out foundation and walk-out deck, and includes an oversized garage.. Photos are representative.