



**427 Rivercrest Boulevard  
Cochrane, Alberta**

**MLS # A2187491**



**\$815,000**

<b>Division:</b>	Rivercrest		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,570 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting, V		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, High Ceilings, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Gazebo on back deck

Open House, Sunday, February 23rd, 2-4pm. Sweeping views of Cochrane from the unique roof top balcony above this amazing, 2,569 sqft, 2.5-storey home home, offering an unparalleled living experience with its thoughtful design and luxurious upgrades. The main floor boasts a versatile front flex space perfect for an office or den, leading into a dream kitchen complete with a walk-through pantry, setting the stage for culinary adventures. The spacious living room, warmed by a cozy electric fireplace, flows seamlessly into the dining area, which opens up to a deck fitted with a gazebo, overlooking the meticulously landscaped yard. Ascend to the second level where luxury continues with a vast bonus room, a primary retreat boasting a generous walk-in closet and a lavish 5-piece ensuite, alongside two additional bedrooms and an expansive laundry room. The third-level loft is a versatile haven, transformable into a family room, gaming den or recreational retreat, featuring a convenient 2-piece bathroom. From there you step out onto your private balcony to be greeted by breathtaking panoramic vistas that sweep across the town, the meandering Bow River Valley, and the awe-inspiring mountain ranges beyond. This home is equipped with modern comforts like an A/C unit, dual zone thermostats, and Radon mitigation, alongside elegant touches such as upgraded light fixtures and appliances, while practicalities like under-deck storage enhance daily living. An insulated, drywalled double garage provides ample space for vehicles and storage. The basement, though undeveloped, is primed for future customization, offering endless potential to tailor the space to your desires. Located on a quiet street just steps from the future Rivercrest K-8 school(currently busing to Fireside School) and a short walk to Bow Valley High School, this location is ideal for the growing family.

This residence is not just a home; it's a sanctuary where every detail has been curated for comfort, style, and the joy of living.