



**451 Rivercrest Boulevard
Cochrane, Alberta**

MLS # A2188530



\$709,900

| | | | |
|------------------|--|---------------|------------------|
| Division: | Rivercrest | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,117 sq.ft. | Age: | 2021 (4 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Low Maintenance L | | |

| | | | |
|--------------------|---------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

HOME SWEET HOME! Welcome to your stunning, new home nestled in the highly sought-after community of Rivercrest in charming Cochrane. This exceptional home offers a harmonious blend of comfort and functionality, featuring 3 bedrooms, 2.5 bathrooms and 2,117 contemporary, developed SQFT throughout, all situated on a spacious, corner lot. As you step inside, you are greeted by the stunning, open concept design with luxury vinyl plank flooring and 9-foot ceilings throughout the main floor. The heart of the home lies in the kitchen, a true chef's dream featuring stainless steel appliances including a gas range, quartz countertops, a focal point oversized quartz island with a breakfast bar that's the perfect space for entertaining, and ample cabinet space. Upstairs, you will find a large bonus room with tray ceiling separating the master retreat and two additional generous sized bedrooms that both offer breathtaking mountain views. Your spacious south facing master retreat is a true sanctuary, featuring a large walk-in closet and a spa-like 5 piece ensuite that's designed for ultimate relaxation with a floor-to-ceiling tiled rainfall shower, a roman-style soaker bathtub, and double vanity sinks with modern finishes. The unfinished basement has tons of storage space and is waiting for your special touch. Located in a extremely family-oriented community close to all major amenities including schools, walking paths, shopping, restaurants and a quick drive to both Calgary and endless opportunities for outdoor adventures. This location is ideal for those looking to embrace a balanced lifestyle, with the majestic Rocky Mountains just a stone's throw away, offering year-round recreation for outdoor enthusiasts. MUST VIEW! Don't wait, book your private viewing of this GEM today!