



**558 Rivercrest View
Cochrane, Alberta**

MLS # A2188916



\$778,000

Division:	Rivercrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,261 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard		

Heating:	ENERGY STAR Qualified Equipment, Fireplace(s), 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-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Tankless Hot Water, Tray Ceiling(s)

Inclusions: N/A

This Elegant and Fresh Janssen Homes Ltd Build is ready for insulation and drywall and can be ready for the mid to end of June possession! This beautiful home is located in Rivercrest and is close to walking paths, shopping and schools . You as the new homeowner would be able to still make interior color selections to make it your own. This 2261 sqft home beautifully designed on the main floor with an open-concept layout includes living room with fireplace, gourmet kitchen with upgraded full height kitchen cabinets, soft close drawers/doors, quartz counters, undermount sink, island with eating bar, plus 5 S/S appliances. Large, bright dining area with 8' sliding doors opening onto spacious deck & yard. Upper stairwell is open from below to upper floor adding even more light in this gorgeous home. Upper level includes primary retreat, ensuite with soaker tub, separate walk-in tiled shower, dual sinks, walk-through closet to laundry room, an additional 4-pce bath, two more bedrooms & spacious Bonus Room capped with a painted tray ceiling!. This home has a full-sized 24"x20"; double attached garage with operator. Additional Features Include: 9" main floor walls, 8' interior door on main floor, luxury vinyl plank, maple railing with metal spindles, gas fireplace with tile surround, tiled backsplash, primary ensuite, main bath, half bath AND laundry come with quartz counters and Delta Trinsic chrome fixtures, in primary ensuite infloor heat and fiberglass base with tiled shower walls. All closets and pantry are finished with on site built in shelving! A Spacious 10' x 14'6" rear deck is also included! Alberta New Home Warranty: 1 yr comprehensive, 2 yrs HVAC, electric, plumbing, 5 yrs building envelope, 10 yrs structural.*****PHOTOS and VIRTUAL TOUR ARE OF A PREVIOUS BUILD WITH DIFFERENT COLOR OPTIONS AND SOME

FINISHINGS*****RPR supplied but without Stamp of Compliance.