



GRASSROOTS
REALTY GROUP

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**502, 24 Rivercrest Drive
Cochrane, Alberta**

MLS # A2211047



\$399,000

Division:	Rivercrest		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,285 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Enclosed, Garage Door Opener, Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Front Yard, Lawn, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 288
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Slab	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Quartz Counters, Vinyl Windows		
Inclusions:	Garage Opener		

Discover comfortable, modern living in this practically new Cochrane townhome. Imagine stepping onto your oversized balcony, a perfect spot for morning coffee or evening relaxation, with a pleasant backdrop that includes a glimpse of the iconic Cochrane Big Hill. Inside, you'll find a bright, open-concept haven, perfect for both entertaining and everyday comfort. The heart of the home is a sprawling grey quartz island, ideal for casual meals or hosting gatherings. The kitchen features sleek two-tone cabinetry with soft-close drawers, a full GE stainless steel appliance package, plenty of cabinet space and a pantry, all under the glow of stylish pendant lighting. Large windows on both sides of the unit flood the space with natural light, highlighting the durable vinyl plank floors and soaring, knock-down textured ceilings. Pull-down window coverings offer privacy and shade when desired. The living room area, adjacent to the kitchen, provides a natural gathering spot, perfect for relaxing or entertaining. This meticulously designed townhome offers two spacious bedrooms, 1.5 baths, and a versatile flex space on the main level – perfect for a home office, guest room, or creative studio. The primary suite on the 3rd level boasts dual closets for ample storage and large windows. This level comes complete with a convenient laundry area and a full 4-piece bath. And for those who value convenience, the oversized single-car garage (fully insulated) with dual access is a game-changer (doors on both sides of the unit for convenience) Whether you're storing outdoor gear or creating a workshop, this space offers choice. Location is key, and this townhome offers some great conveniences! Nestled in a fantastic complex, you're just steps from shopping, scenic pathways, and the tranquil Bow River. Bow Valley High School is close by, and a future school site is conveniently

located next door. just mere steps to local transit! Enjoy quick access to Calgary for work or entertainment and the majestic mountains for weekend adventures. This isn't just a property; it's a lifestyle – a perfect blend of modern comfort, convenience, and a great location.