

# \$809,000 - 263 Rivercrest Boulevard, Cochrane

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MLS® #A2152047

## \$809,000

3 Bedroom, 3.00 Bathroom, 2,040 sqft  
Residential on 0.10 Acres

Rivercrest, Cochrane, Alberta

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.



Built in 2024

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2152047    |
| Price          | \$809,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,040       |
| Acres          | 0.10        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 263 Rivercrest Boulevard |
| Subdivision | Rivercrest               |
| City        | Cochrane                 |
| County      | Rocky View County        |
| Province    | Alberta                  |
| Postal Code | T4C3E9                   |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s), Sump Pump(s) |
| Appliances        | Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator   |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Mantle   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished, Walk-Out  |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Back Yard                       |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2024 |
| Days on Market | 255             |
| Zoning         | TBD             |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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