

# \$865,500 - 267 Rivercrest Boulevard, Cochrane

MLS® #A2152043

## \$865,500

4 Bedroom, 3.00 Bathroom, 2,425 sqft  
Residential on 0.10 Acres

Rivercrest, Cochrane, Alberta

This beautiful home features four spacious bedrooms and two and a half bathrooms. The living space boasts 9-foot ceilings on both the foundation and main floors, creating an open and airy atmosphere. The kitchen is equipped with an upgraded Samsung gourmet appliance package and quality cabinets that include extended uppers, complemented by sleek stone countertops throughout. Luxury vinyl plank flooring enhances the main floor, leading to a cozy living area centered around a natural gas fireplace with full tile extending to the ceiling. The garage has been expanded by an additional 4 feet, providing ample storage or workspace. Outside, a 12-foot by 10-foot rear deck awaits, perfect for enjoying summer BBQs and outdoor gatherings. The home also features a walk-out basement, offering additional potential living space or easy access to the outdoors. Photos are representative.



Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2152043  |
| Price          | \$865,500 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,425     |
| Acres          | 0.10      |

|            |             |
|------------|-------------|
| Year Built | 2024        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 267 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 | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Stone Counters, Walk-In Closet(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        | Decorative, Gas                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                       |
| Basement          | Full, Unfinished, Walk-Out                                                                                                                                |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None, Private Entrance          |
| 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 | 326             |
| Zoning         | TBD             |

**Listing Details**

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

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