

**295 Rivercrest Boulevard  
Cochrane, Alberta**

**MLS # A2152034**



**\$864,500**

<b>Division:</b>	Rivercrest		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,554 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Stone Counters, Walk-In Closet(s)

**Inclusions:** N/A

This spacious home boasts four bedrooms and two and a half bathrooms, featuring a modern design with a 9-foot ceiling on both the foundation and main floor. The kitchen is equipped with an upgraded Samsung gourmet appliance package, complemented by quality cabinets and extended upper cabinets for ample storage. Throughout the home, sleek stone countertops and luxury vinyl plank flooring adorn the main floor, creating a stylish and durable living space. A natural gas fireplace with full tile reaching the ceiling adds warmth and elegance to the living area. Additional enhancements include an expanded garage width by 2 feet, ideal for extra storage or workspace, and a 12' x 10' rear deck perfect for enjoying summer barbecues. The home also features a walk-out basement, offering potential for further living space or easy access to the outdoors. Photos are representative.