

427 Rivercrest Boulevard
Cochrane, Alberta

MLS # A2164264



\$849,900

Division:	Rivercrest		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	2,570 sq.ft.	Age:	2020 (4 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Landscaped, Street Lighting, Rectangular Lot, V		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, High Ceilings, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Deck gazebo		

Sweeping views of Cochrane from the unique roof top balcony above this amazing, 2,569 sqft, 2.5-storey home home, offering an unparalleled living experience with its thoughtful design and luxurious upgrades. The main floor boasts a versatile front flex space perfect for an office or den, leading into a dream kitchen complete with a walk-through pantry, setting the stage for culinary adventures. The spacious living room, warmed by a cozy electric fireplace, flows seamlessly into the dining area, which opens up to a deck fitted with a gazebo, overlooking the meticulously landscaped yard. Ascend to the second level where luxury continues with a vast bonus room, a primary retreat boasting a generous walk-in closet and a lavish 5-piece ensuite, alongside two additional bedrooms and an expansive laundry room. The third-level loft is a versatile haven, transformable into a family room, gaming den or recreational retreat, featuring a convenient 2-piece bathroom. From there you step out onto your private balcony to be greeted by breathtaking panoramic vistas that sweep across the town, the meandering Bow River Valley, and the awe-inspiring mountain ranges beyond. This home is equipped with modern comforts like an A/C unit, dual zone thermostats, and Radon mitigation, alongside elegant touches such as upgraded light fixtures and appliances, while practicalities like a central vacuum system and under-deck storage enhance daily living. An insulated, drywalled double garage provides ample space for vehicles and storage. The basement, though undeveloped, is primed for future customization, offering endless potential to tailor the space to your desires. Just steps from the future Rivercrest K-8 school(currently busing to Fireside School) and a short walk to Bow Valley High School, this location is ideal for the growing family. This residence is not just a home; it's a

sanctuary where every detail has been curated for comfort, style, and the joy of living.