

**279 Rivercrest Boulevard  
Cochrane, Alberta**

**MLS # A2172583**



**\$765,250**

<b>Division:</b>	Rivercrest		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,279 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>	Level, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Smart Home, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to the Denali 4 by Sterling Homes, a stunning 4-bedroom, 2.5-bathroom home offering 2217 sq. ft. of well-designed living space on a desirable walkout lot. This home features 9' knockdown ceilings on both the main and basement levels, an executive kitchen with built-in stainless steel appliances, water line to the fridge, chimney hood fan, and a walk-through pantry. Additional highlights include a mudroom with a built-in bench and locker system, vaulted ceiling in the bonus room, luxury vinyl plank flooring on the main floor, quartz countertops with undermount sinks throughout, and a gas fireplace with tile face. The 5-piece ensuite includes a soaker tub, dual sinks, a walk-in shower with tiled walls and a bench, and a sliding barn door. The walkout basement leads to a rear 11'6"x10' deck, while the 21'x22' double garage provides ample parking space. Designed for luxury and functionality, the Denali 4 offers modern living at its finest. \*Photos are representative.