

**287 Rivercrest Boulevard**  
**Cochrane, Alberta**

**MLS # A2177563**



**\$769,000**

<b>Division:</b>	Rivercrest		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,486 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<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	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** n/a

Welcome to your dream home in Rivercrest! Have you been dreaming of a spacious home with a walk-out basement for your family? This is it! Built by Trico Homes, this nearly 2,500 sq.ft. home with 3 bedrooms, a spacious home office and walk-out basement is bright, open and extremely functional. From the moment you walk-in, you'll notice the spacious entrance and expansive main floor flex room, perfect for working from home. It's close to the main area but nicely tucked away for added privacy. As you come into the open concept main area, you're greeted by a full fall of windows including a large sliding glass patio door. Your kitchen with an expansive island, ample counter space and built in appliances is the perfect gathering and entertainment space. Enjoy spending time with your family by the fireplace or enjoying a meal in your spacious dining room. Heading upstairs you are greeted by a spacious & centrally located bonus room perfect for family movie nights or kids play space. Your primary suite is spacious & complete with a luxurious ensuite including double sinks, drawers for storage, upgraded tile shower and soaker tub. Getting laundry done and put away is a breeze with your laundry room conveniently connected to the primary walk-in closet. The kids wing of the home is complete with the perfect reading nook, a 5 piece bathroom with separate sink area and 2 spacious bedrooms each with a walk-in closet. In the basement you will find a walk-out foundation, 3-piece bathroom rough-in and large windows perfect for your future development. Outside, enjoy the evening sun on your oversized back deck and spacious future yard. Rivercrest is a quiet boutique community with stunning mountain views and a future school site. Enjoy getting to know your neighbours, on a quiet street and convenient access to everything Cochrane

has to offer! Living here means convenient access to Calgary, minutes from Spray Lakes Recreation Centre & downtown Cochrane! You have everything Cochrane has to offer right at your doorstep. Don't miss the opportunity to move into your new home before Christmas! Book your showing today! Photos are representative from the showhome. Build will have different selections & levels of upgrades. Please get in touch for more details.