

# \$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	259
Zoning	TBD

## **Listing Details**

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

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.