GRASSROOTS REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

435 Rivercrest Road
Cochrane, Alberta

MLS # A2251471

$779,000

Division:	Rivercrest		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,270 sq.ft.	**Age:**	2025 (1 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Rectangular Lot, Street Lighting, Yard Dra		

Heating:	In Floor, Electric, ENERGY STAR Qualified Equipment, Fireplace(s), Natural Gas	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	**Zoning:**	R-LD
Foundation:	Poured Concrete	**Utilities:**	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

WALK OUT Bungalow living at its finest in Rivercrest of Cochrane. Janssen Homes has completed this build and the home is ready for you to move in! Enjoy the freedom that comes with main-floor living along with the extra space of a fully developed walk out lower level. This NEW Janssen Home, 3 Bedroom with 2.5 bath offers just over 2,200 sq.ft. of total developed living space on two levels; designed with numerous upgrades for the discerning buyer. Open concept main-floor features 9’ ceilings leading to a towering vaulted ceiling in living room. Luxury Vinyl Plank on main floor, recreation room and hallway in basement, tiled flooring in bathrooms, carpet on stairs going down and in two walk out level bedrooms. From large front foyer entrance walk into the spacious dining area that leads into a Chef’s kitchen with full-height custom cabinets finished with crown mouldings, soft close doors/drawers & full extension glides, quartz counters with undermount sink, tiled backsplash, oversized flush island with overhang, stainless steel appliances - easy access microwave in island, gas range, funnel hoodfan w/full tile to ceiling backsplash, refrigerator and dishwasher. Now walk into your spacious living room with a gorgeous vaulted ceiling adding a real airy and bright space and captivates the gas fireplace. You can then walk through a beautiful 8' massive patio door to an oversized 14’ x 12’ back deck overlooking yard. On the main floor you will also find the generous main-floor primary bedroom complete with large walk-in closet, 5-pce spa feeling ensuite, quartz counter with dual undermount sinks, taller vanity with soft close doors and full extension drawers, curbless 5’x3’ tiled walk-in shower with bench and 10 ml glass, soaker tub, private toilet room and comfort electric infloor heat! Laundry room is conveniently located in primary

walk in closet. Lower level offers two generous sized bedroom's, 4-pce bath, wide-open rec-room, linen closets and plenty of space for storage. From the recreation room you can step out side onto a concrete patio and take advantage of what a walk out home can offer. Family-owned and operated Janssen Homes has been building award-winning homes for over 60-years and is excited to complete another build for you!!! Upgraded features include: 9' main & lower floor ceilings with knock down Spantex, railings & metal spindles, LoE Argon slider windows, R-50 attic insulation, Hot water on demand, high-efficient furnace w/programmable thermostat & drip humidifier, HRV, 192 sq.ft. vinyl covered deck w/aluminum railing and concrete pad below at back. Warranty includes: 1 yr comprehensive, 2 yrs heating, electric, plumbing, 5 yrs building envelope water protection, 10 yrs structural. ****Photos are of previous Janssen Homes Builds - Vaulted Ceiling does not show in these photos****

Copyright (c) 2026 Yuri Smith. Listing data courtesy of Royal LePage Benchmark. Information is believed to be reliable but not guaranteed.