



**291 Rivercrest Way  
Cochrane, Alberta**

**MLS # A2301233**



**\$795,900**

<b>Division:</b>	Rivercrest		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,341 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan		

**Inclusions:** NA

Backing onto the pathway in Rivercrest &mdash; welcome to the Cambridge 26 by Trico Homes. Set on a corner lot, this home offers extra space and privacy behind you, along with a natural spot for evening walks or bike rides right outside your door. Inside, the layout is designed for everyday living. A flexible main-floor room works well as a home office, playroom, or quiet space to reset during the day. The main living area opens up beautifully, with a kitchen that offers plenty of storage and a large island that naturally becomes the place everyone gathers &mdash; from quick breakfasts to catching up at the end of the day. The great room feels bright and open with its soaring open-to-below ceiling, large windows, and an electric fireplace that adds warmth. From the dining area, step out onto the back deck &mdash; an easy extension of your living space for summer BBQs, morning coffee, or keeping an eye on the kids playing outside. Upstairs, a central bonus room creates that second living space every family uses &mdash; for movie nights, homework, or winding down. Three bedrooms are tucked around it, including a primary suite with a 5-piece ensuite, soaker tub, glass and tile shower, and walk-in closet. A full laundry room on this level keeps daily routines simple. The &quot; foundation gives you a basement that&quot;s ready when you are, whether for future development or extra storage. Living in Rivercrest offers that quieter, boutique feel while still being minutes from schools, shopping, and everything Cochrane has to offer, with easy access into Calgary when needed. Photos are representative from a showhome. Reach out for details on this home. Call your Realtor and book your showing today! \*Photos are representative of a showhome with a similar layout. Selections for this home will be different. Please inquire for more details.\*

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