



GRASSROOTS

REALTY GROUP

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**432 Rivercrest Road
Cochrane, Alberta**

MLS # A2304288



\$675,000

Division:	Rivercrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,889 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Rectangular Lot, Street Lighting		

Heating:	ENERGY STAR Qualified Equipment, Natural Gas, See Remarks	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

****Nearing Completion!**** Janssen Homes Ltd welcome's you to the "busy, everyday life style" well thought out floor plan. Please experience the Redwood, this modern new 1889 sqft, 2-storey family home with plenty of space to raise a family and perfect for first time home buyers! This open floor plan with 9' walls flows throughout the open concept living room to kitchen with a large nook area where plenty of light is coming in from the 8' patio sliding doors that gives you access to the 12' x 10' deck. The mudroom is complete with a built in bench and closet and shares a generous space with a large pantry off the kitchen. Main floor Kitchen is equipped with full-height cabinets, soft close doors and drawers with full extension glides, quartz counters, undermount sink and 5 stainless steel appliances. The upper level gives way to a spacious bonusroom, two bedrooms and a roomy primary retreat with ample space for a king-sized bed. The primary bedroom is complemented by a well-appointed 5-piece primary ensuite with a soaker tub, separate 42" x 54" walk-in shower with fiberglass base and tiled walls and a separate full-size walk-in closet. Also on the upper level is a convenient laundry area with sink and cabinet and room for a side-by-side washer and dryer, a 4-piece main bath with tub-shower, and two additional generously sized bedrooms. Stairs from main to upper area are equipped with lacquered railings and metal spindles, luxurious vinyl plank flooring throughout the main level, carpet on upper stairs to upper level, stairs up and stairs down to basement with door and a landing at the bottom. Tile in the upper laundry and main bath. The Kitchen, Laundry main bath and primary also feature quartz tops and undermount sinks. Energy-efficient elements include LoE Argon slider windows, R-50 attic insulation, high-efficient furnace with a programmable

thermostat and drip humidifier. Water is provided through a tankless hot water "on-demand" system. Completion estimated to be end of July 2026 Please note **** ALL PHOTOS ARE OF PREVIOUS BUILDS**** Microwave hood fan is now a chimney fan with separate microwave and fireplace is not linear.