



GRASSROOTS
REALTY GROUP

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1503, 24 Rivercrest Drive
Cochrane, Alberta

MLS # A2306283



\$375,000

Division:	Rivercrest		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,293 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Lawn, Low Maintenance Landscape, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 273
Basement:	None	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Slab	Utilities:	-

Features: Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows

Inclusions: na

Welcome to 1503-24 Rivercrest Drive; There's a lot to love about this townhome, but the natural light and the mountain views are the real stars, and the location is terrific! across the street from Cochrane's newest upcoming School (K-8) 20 Minutes to Stoney Trail, and just 40 minutes to Canmore; with a huge Future commercial space just down the road! this location is ideal. Inside you will find a great layout with a massive kitchen featuring two tone cabinetry, soft close drawers, a large island, pendant lighting quartz counters and tons of cupboard space! The kitchen has views to the East as well! looking at the Cochrane Big Hill! Whether you need a dedicated home office (the lower level flex space has you covered) or extra room for your outdoor gear (the dual-access garage is a total game-changer), the design is incredibly functional. Upstairs features 2 beds and 1 bath and there is a 2pc on the lower level. You've got the Bow River and scenic pathways just down the street, shopping nearby, and transit mere steps away. It's a comfortable, stylish home base perfectly positioned between the energy of Calgary and the peace of the mountains. Crafted by Slokker Homes, a family-owned builder with deep roots dating back to 1935. Every detail reflects our multi-generational commitment to "long quality"—ensuring your home is built beautifully and engineered to last for decades to come. Experience the peace of mind that comes with nearly a century of building excellence.