



**303 Rivercrest Boulevard  
Cochrane, Alberta**

**MLS # A2307772**



**\$909,000**

<b>Division:</b>	Rivercrest		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,746 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Low Maintenance Landscape, Rectangular Lot, See R		

<b>Heating:</b>	In Floor, Forced Air, Zoned	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Wired for Sound

**Inclusions:** Picture frame TV and Mount in living room, TV mounts in master and secondary bedrooms, Amps for in-ceiling speakers. (There are other items that are negotiable) Contact Joey Cyr for more details.

**\*\* OPEN HOUSE 9 MAY FROM 1-4PM\*\*** Discover the ultimate in contemporary family living at 303 Rivercrest Blvd, an exceptional BROADVIEW BUILD "Elston" model that seamlessly blends elevated design with everyday practicality. Perfectly positioned directly across from the future K&dash;8 school and short walk away from Bow Valley High School, this meticulously upgraded 2021-built home showcases over \$100,000 in premium enhancements. From the moment you step inside, you're welcomed by stunning custom white built-ins designed to keep family life organized, complemented by a striking floor-to-ceiling barn door that effortlessly conceals clutter. Rich wood accent walls flow throughout the main and upper levels, adding warmth and character, while an oversized upgraded gas fireplace anchors the living space with style and comfort. At the heart of the home is a spectacular open-concept main floor, centred around a beautifully designed kitchen that invites connection and conversation. Featuring granite countertops, ceiling-height cabinetry, and a professional-grade 5-burner stove with an upgraded stainless steel hood, an upgraded appliance package containing a drawer microwave and windowed refrigerator, this space is perfect for gathering with family and hosting unforgettable moments. Entertaining is effortless with a built-in wet bar and an upgraded walkthrough pantry, while a private office with sliding doors offers the perfect retreat for remote work. Step outside to a full-width, approved oversized deck complete with glass paneling, aluminum railings, and low-maintenance DuraDek which is designed to maximize your enjoyment without compromising the surrounding views. Upstairs, the home continues to impress upgraded thicker carpet underlay and three generously sized bedrooms, each complete with its

own walk-in closet and custom shelving and master suite. The thoughtfully designed layout ensures privacy for the entire family, featuring a luxurious primary retreat with in-floor heating and an oversized soaker tub, a secondary bedroom with its own ensuite and in-floor heat, and two additional bedrooms connected by a Jack-and-Jill bathroom which is also equipped with in-floor heating. The outdoor space is equally remarkable, boasting \$78,000 in professional landscaping, a spacious concrete patio pre-wired for a hot tub, and both hot and cold exterior taps for added convenience. This home is built for modern living, featuring a heated garage with two 220-volt plugs ready for EV charging, an 8-zone in-ceiling speaker system inside and out, a triple-zone furnace, central air conditioning, and a "hide-a-hose" central vacuum system. The unfinished basement offers incredible potential, with 9-foot ceilings, insulation, and electrical and HVAC already in place—ready for your custom vision. Located in a thoughtfully planned, family friendly community and just steps from the future school, this turnkey home presents a rare opportunity to own a truly upgraded and move-in-ready property.