



**GRASSROOTS**  
REALTY GROUP

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**303 Rivercrest Boulevard  
Cochrane, Alberta**

**MLS # A2307772**



**\$889,000**

<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.

**QUICK POSSESSION!** Discover contemporary family living at 303 Rivercrest Blvd, an exceptional BROADVIEW BUILD &quot;Elston&rdquo; model that seamlessly blends elevated design with everyday practicality. Positioned directly across from the future K&ndash;8 school, playground, & short walk away from Bow Valley High School, this 2021-built home showcases over \$100,000 in premium upgrades. From the moment you step inside, you&rsquo;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 & character, while an oversized upgraded gas fireplace anchors the living space with style & 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, & a professional-grade 5-burner stove with an upgraded stainless steel hood, an upgraded appliance package containing a drawer microwave & windowed refrigerator, this space is perfect for gathering with family & hosting unforgettable moments. Entertaining is effortless with a built-in wet bar & 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, & 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 & three generously sized bedrooms, each complete with its own walk-in closet, custom shelving, & 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, & 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 with both hot & 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 & out, a triple-zone furnace, central air conditioning, & a &ldquo;hide-a-hose&rdquo; central vacuum system. The unfinished Walkout basement offers incredible potential, with 9-foot ceilings, insulation, & electrical & HVAC already in place&mdash;ready for your custom vision. Located in a thoughtfully planned, family friendly community & just steps from the future school, this turnkey home presents a rare opportunity to own a truly upgraded & move-in-ready property.