



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

407 Rivercrest Road
Cochrane, Alberta

MLS # A2312679



\$885,000

Division:	River Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,974 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Street Lighting		

Heating: Forced Air

Water: -

Floors: Carpet, Tile, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: R-LD

Foundation: Poured Concrete

Utilities: -

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

Inclusions: None

Welcome to 407 Rivercrest Road, a stunning two-story walkout detached home in the desirable community of River Heights. Designed for maximum functionality and style, the main level features a versatile bedroom and a full bathroom, perfect for guests or multi-generational living. The gourmet kitchen is a chef's delight, complemented by a highly functional walkthrough spice kitchen. This level also includes a spacious living area, a dedicated mudroom, and a large balcony overlooking the backyard, alongside a front-attached double garage. The upper floor is exceptionally designed, featuring a central loft space, convenient upstairs laundry, and four spacious bedrooms. This level includes two primary suites with elegant tray ceilings, a third bedroom with its own private ensuite, and a fourth bedroom serviced by the main full bathroom. The full walkout basement includes a separate entry from the backyard and remains unfinished, providing a blank canvas for your future development needs.