



**3 Rivercrest Common
Cochrane, Alberta**

MLS # A2313193



\$709,900

Division:	Rivercrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,096 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Private		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters		

Inclusions: N/A

Welcome to Rivercrest, a charming community located in the picturesque town of Cochrane. This meticulously maintained single-family residence has been upgraded and fully finished, providing a warm and welcoming atmosphere. Upon entering, one immediately perceives the comfort and homeliness of the space. The mudroom connects to the garage and also links with the main entrance. Additionally, a walkthrough pantry seamlessly connects to the kitchen. The kitchen overlooks the main living area and includes a cozy dining nook—highlighting the thoughtful layout of the main floor. The main level boasts 9-foot ceilings. Upstairs, the primary bedroom offers spectacular views of Big Hill, complemented by a four-piece ensuite and a spacious walk-in closet. Two additional bedrooms and another four-piece bathroom provide ample space for family and guests. The front bonus room features a TV wall unit and offers stunning mountain views that remain ever impressive. The Sunshine basement features 9-foot ceilings, includes a bedroom, a four-piece bath, an office, and a generous recreation room—ideal for both entertaining and relaxation. The garage is equipped with a 40-amp electric vehicle charging station. Overall, this exceptional property presents a remarkable opportunity. Contact your favourite realtor to arrange a private viewing and experience this magnificent home firsthand.