



GRASSROOTS
REALTY GROUP

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1701, 24 Rivercrest Drive
Cochrane, Alberta

MLS # A2314715



\$429,000

Division:	Rivercrest		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,535 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Vie		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 276
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Slab	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Stone Counters, Vinyl Windows		

Inclusions: na

Immediate possession and Low Condo fees! Discover a comfortable and modern lifestyle in 1701 -24 Rivercrest Drive, Spanning 1535 square feet, this inviting townhome boasts Mountain views and a bright and open layout, perfectly suited for both entertaining guests and the rhythm of everyday living. The heart of this home is a thoughtfully designed central kitchen space. Sleek two-tone cabinetry with soft-close drawers and a complete stainless steel appliance package. With ample cabinet space and a convenient pantry, this central hub, illuminated by stylish pendant lighting, seamlessly connects the living areas, Quartz counters and the extra windows, a hallmark of the end unit, offers tons of natural light, This well-appointed townhome features three comfortable bedrooms and 2.5 bathrooms. A versatile flex space on the lower level presents opportunities for a home office. The primary suite, located on the third level, offers dual closets and bright, large windows and great views This level also conveniently houses a laundry area and a full four-piece bathroom. Adding to the appeal is an oversized, fully insulated single-car garage with the practical advantage of dual access doors, offering exceptional flexibility for storage or a workshop. Just steps away from local shops, picturesque pathways, and the serene Bow River. Bow Valley High School is within walking distance, and rivercrest K-8 (under construction) is across the street! local transit stop within feet of the front door. Just down the road is Cochrane's newest commercial site featuring a Sobey's dollar store, and much more coming soon! Accessing Calgary for work or leisure and escaping to the majestic mountains for weekend adventures is effortless. a terrific blend of contemporary comfort and convenience!

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.