



GRASSROOTS
REALTY GROUP

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401, 24 Rivercrest Drive
Cochrane, Alberta

MLS # A2316518



\$349,000

Division:	Rivercrest		
Type:	Residential/Four Plex		
Style:	Townhouse-Stacked		
Size:	1,031 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Gazebo, Landscaped, Level, Low Maintenance Landscape, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 176
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MD
Foundation:	Slab	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Vinyl Windows		
Inclusions:	na		

2 Bedroom END unit townhouse with a garage that offers the perfect blend of style and function, with most of the layout conveniently situated on a single level. Step inside and up 1 flight of stairs to the main floor and you will discover an open-concept living area with and a fully equipped kitchen boasting quartz countertops, soft-close drawers, and stylish two-tone cabinets highlighted by pendant lighting. An adjacent, flexible space is perfect for a spacious dining area or a home office. This home has two large bedrooms and a full bathroom. The primary bedroom features a massive walk-in closet. A spacious laundry room adds to the convenience. This unique floor plan is designed to feel like a modern apartment but with the added benefits of a main floor storage/flex area and direct access to an oversized, extended single-car garage (with the addition of a full length driveway) This home is perfectly situated to offer the best of both convenience and community. It's located right next to a future school site, with transit options directly at your doorstep for effortless commuting. Enjoy a short two-minute walk to Bow Valley High School, and a quick five-minute trip to the Spray Lakes Sports Centre for all your recreational needs. For bigger city amenities, you're only 20 minutes from South Calgary, and the mountains are within easy reach, with Canmore just a 40-minute drive away.

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.