



**423 Rivercrest Road
Cochrane, Alberta**

MLS # A2320123



\$748,000

Division:	Rivercrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,027 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, No Back Lane, Rectangular Lot		

Heating:	ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Tankless Hot Water, Vinyl Windows

Inclusions: N/A

**** Beautiful Community of Rivercrest**** With easy access to Highway 22 and Highway 1, this growing community of Rivercrest is the perfect place to make it home for your family. Here you can breathe easy, enjoying the natural beauty of the area and the town's many amenities while staying connected to everything Calgary and the Rocky Mountains has to offer. Up and coming Elementary School will be in short walking distance!! Framing is completed and insulation will be starting shortly. You still have time to make this your home by making the remainder of interior color selections that are still open for selection. This 3-bedroom, 2.5 bath, den with bonus room 2-storey features 2027 sq.ft. of spacious living with exceptional quality finishes that only a Janssen Home can bring! Main floor features living room with Gas Fireplace, a kitchen with walk through pantry/mudroom, spacious den, nook eating area opening onto a 12' x 10' vinyl covered deck. Upper level features a primary retreat with walk-in closet that adjoins by pocket door to a spacious laundry room with lower cabinet and undermount deep sink, 5-pce ensuite with dual undermount sinks, soaker-tub & walk-in shower, 2 additional bedrooms off the bonusroom and an additional 4-pce bath. Upgraded features include: 9' main-floor walls, painted railings & metal spindles, luxury vinyl plank flooring throughout main level, tile in laundry & upper baths. Full height kitchen cabinets with soft close doors/drawers & full extension drawer glides, quartz counters, undermount sink plus 5 S/S appliance package which includes gas range and range hood!. Built on Site solid shelves. LoE Argon slider windows, R-50 attic insulation, high efficient furnace w/programmable thermostat & drip humidifier, hot water on demand and 4 pc R/I plumbing in basement. Spacious covered porch at front, finished deck that

covers the walk out poured concrete pad. Warranty includes 1 yr comprehensive, 2 yrs heating, electric, plumbing, 5 yrs building envelope, 10 yrs structural. *Note - Interior and Exterior photos are from previous builds*.