



**415 Rivercrest Boulevard
Cochrane, Alberta**

MLS # A2327139



\$719,900

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| Division: | Rivercrest | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,095 sq.ft. | Age: | 2019 (7 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot, Under | | |

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|--------------------|---------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound

Inclusions: Blinds, Valences, and TV mount in bonus room.

Welcome to this beautifully upgraded former Sterling Homes showhome in the heart of Rivercrest. Offering 4 bedrooms, 2,095 sq. ft. above grade, & a finished basement, this home blends thoughtful upgrades with everyday functionality that simply feels like home. Step inside & you will immediately appreciate the bright, open-concept main floor where oversized windows flood the space with natural light. At the heart of the home is an executive-style kitchen designed for everyday living & entertaining. Quartz countertops, under-cabinet lighting, upgraded appliances including a gas cooktop, built-in oven & microwave, a built-in wine rack & beverage fridge, a large island, & a walk-through pantry make this space as practical as it is beautiful. The inviting living room is anchored by a modern gas fireplace, creating a warm focal point, while the spacious dining area is ready for everything from holiday celebrations to casual family dinners. A dedicated main-floor office with built-in cabinetry provides the perfect work-from-home space, while built-in speakers, central air conditioning, upgraded lighting, elegant railings, beautifully finished tiled bath & shower surrounds, & push-button lift blinds showcase the quality you would expect from a former Sterling Homes showhome. Upstairs, the vaulted bonus room is much more than an extra place to gather. Custom built-ins & a striking feature wall create a space you will actually want to spend time in. The spacious primary suite offers a walk-in closet & a beautifully finished ensuite with dual sinks & an oversized fully tiled shower. Two additional bedrooms, a full bathroom with a fully tiled tub & shower surround, & convenient upper-floor laundry complete the second level. The finished basement adds even more flexibility with a large recreation room, a fourth bedroom, & space for guests, hobbies, or family. The plumbing is already

roughed in & electrical completed for a third full bathroom, allowing you to finish it exactly the way you want. Step outside to a landscaped backyard designed for relaxing & entertaining. Enjoy summer evenings on the spacious deck while the underground sprinkler system helps keep the yard looking its best. A dedicated electrical hookup is already in place for a future hot tub, & the remaining vinyl fencing has been scheduled for completion by the sellers, so you can enjoy a fully finished yard. Located near parks, pathways, schools, & everyday amenities, this home offers the perfect balance of style, comfort, & convenience in one of Cochrane's most sought-after communities. Beautifully maintained & thoughtfully upgraded, this former Sterling Homes showhome is more than just another house. It is a place you will be proud to call home. Book your private showing today to experience everything this exceptional Rivercrest home has to offer, and Let's make YOUR dreams... Realty!