



GRASSROOTS
REALTY GROUP

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411 Rivercrest Boulevard
Cochrane, Alberta

MLS # A2332827



\$695,000

Division:	Rivercrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,847 sq.ft.	Age:	2019 (7 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

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

Inclusions: Underground Sprinkler system, Smart Home Wired In Electronics (Alexa Smart Home, Router & Hardware in Basement), TV Mount - main floor

* Former Timber Creek SHOWHOME in the sought-after community of Rivercrest, where thoughtful design, modern technology, and family-friendly living come together perfectly. Step inside and enjoy the bright, open-concept layout designed for both everyday living & entertaining. The stunning CHEF's Kitchen is the heart of the home, featuring upgraded BLACK STAINLESS STEEL Appliances, a GAS Stove, stylish hood fan, and a beautiful white QUARTZ Island that's perfect for family breakfasts, homework, or gathering with friends. A spacious Walk-Through Pantry with Custom Built-In Shelving connects conveniently to the organized mudroom, making busy family routines a breeze. Enjoy meals together in the sunny dining area, which opens onto a spacious deck complete with a gas line for summer BBQs. Stairs lead down to the beautifully landscaped backyard featuring Underground IRRIGATION, built-in storage beneath the deck, and plenty of room for kids and pets to play. Upstairs, you'll find a relaxing primary retreat with a generous walk-in closet and a Spa-Inspired Ensuite featuring Quartz countertops and a walk-in shower. Additional two bedrooms provide comfortable space for children or guests, while the large Bonus Room is perfect for family movie nights, a playroom, or a home office. A full bathroom and conveniently located laundry room complete the upper level. FULLY FINISHED Basement offers endless possibilities to create the space your family needs—Enjoy 2 additional bedrooms, could also be used as REC Room, home GYM, or a Media Space, and rough-in laundry. Designed with today's modern family in mind, this home includes premium Smart-Home Technology with built-in Alexa Integration, data ports in every bedroom, a keyless entry system, CENTRAL AIR Conditioning, Designer Window Coverings, and a water softener with

drinking system. The Fully Insulated, Drywalled, and painted Garage is already wired for electricity and includes a gas line, making it easy to add a heater. Located in one of Cochrane's fastest-growing communities, Rivercrest offers the perfect balance of nature and convenience. Families will love the nearby parks, pathways, and playgrounds, with a new elementary school coming soon and Bow Valley High School just minutes away. Commuters will appreciate the quick access to Highway 1 for an easy drive into Calgary, while weekend adventures in the breathtaking Rocky Mountains are always within easy reach. This exceptional home truly offers everything today's family is looking for—style, comfort, smart technology, and an incredible location. Simply move in and start making memories.