



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**331 Rivercrest Road
Cochrane, Alberta**

MLS # A2333697



\$784,800

Division:	Rivercrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,294 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-DL
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Discover The Savoy by Broadview Homes, a beautifully appointed walkout home nestled in the sought-after community of Rivercrest in Cochrane. Offering over 2,293 square feet of well-designed living space, this home balances timeless style with everyday practicality. Featuring spacious gathering areas, flexible family spaces, and quality craftsmanship throughout, The Savoy offers the perfect combination of comfort, functionality, and room to grow. A welcoming foyer with a built-in bench creates an inviting first impression while adding everyday convenience. The main floor has been thoughtfully designed for both entertaining and daily living, featuring an open-concept layout filled with natural light. At the heart of the home, the kitchen showcases granite countertops, 42" upper cabinetry with crown moulding to the ceiling, stainless steel appliances including a gas range, chimney hood fan, and built-in microwave, a spacious central island, and a generous walk-in pantry offering exceptional storage. The adjoining dining area provides the perfect setting for family meals and opens onto the rear deck, creating a seamless extension of the living space. The great room is anchored by a cozy gas fireplace, while the versatile main floor flex room offers endless possibilities as a home office, playroom, study, or guest space. Upstairs, a spacious bonus room provides valuable additional living space for the family. The impressive primary retreat features a large walk-in closet and a luxurious 5-piece ensuite complete with dual vanities, a relaxing soaker tub, separate shower, and private water closet. Three additional bedrooms provide plenty of space for family or guests, with two of the secondary bedrooms featuring walk-in closets. A well-appointed 5-piece main bathroom with dual vanities and a tub/shower combination, along with the convenience of an upper floor

laundry room, completes this functional second level. The 9-foot walkout basement remains undeveloped, providing an exceptional opportunity to customize the space to suit your family's needs. Large rear-facing windows bring an abundance of natural light into the lower level while the walkout design creates the perfect foundation for a future recreation room, home gym, additional bedrooms, or entertainment area. Located in the growing community of Rivercrest, residents enjoy easy access to parks, playgrounds, walking paths, schools, shopping, restaurants, and everyday amenities, all while embracing the small-town charm and outdoor lifestyle that make Cochrane such a desirable place to call home. With over 2,293 square feet of thoughtfully designed living space, four bedrooms, a main floor flex room, spacious bonus room, walkout basement, double attached garage, and premium finishes throughout, The Savoy presents an exceptional opportunity to own a beautifully crafted new home in one of Cochrane's most desirable communities.