



GRASSROOTS
REALTY GROUP

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66 Rivercrest Common Cochrane, Alberta

MLS # A2340234



\$575,000

Division:	Rivercrest		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,419 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Garage Faces Rear, Heated Gara		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, Stone, Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this 3 bedroom contemporary two-storey home, perfectly designed for modern living and complete with an oversized, insulated, and heated double detached garage (22' x 23') wired for 220V power. Step inside to an efficient, open-concept main floor featuring durable luxury vinyl plank flooring and stylish grey finishes throughout. The kitchen maximizes every inch of space with full-height shaker cabinetry, quartz countertops, a durable silgranit sink, stainless steel appliances with a hood fan, and an island with a built-in microwave. The adjoining great room provides a cozy gathering area centered around a tiled gas fireplace with a mantle, while a discrete powder room sits near the front entry. At the back, a practical mudroom with a built-in bench and coat hooks connects seamlessly to a main-floor laundry space. Upstairs, soft carpeting extends through three comfortable bedrooms. The primary suite offers a quiet retreat fitted with room-darkening blinds and a private three-piece ensuite with quartz counters. The back deck leads directly out to the heated double garage. Downstairs, the unfinished basement includes rough-in plumbing, giving you a clean slate to build out additional living space whenever you're ready.