

# \$809,000 - 263 Rivercrest Boulevard, Cochrane

MLS® #A2152047

## \$809,000

3 Bedroom, 3.00 Bathroom, 2,040 sqft  
Residential on 0.10 Acres

Rivercrest, Cochrane, Alberta

9' main floor, boasts a spacious kitchen complete with a walk-through pantry and built-in appliances, alongside a mudroom featuring a bench and hooks. Also included is a flex room on the main floor, upper floor laundry facilities, a luxurious 5-piece master ensuite with a separate water closet and shower, and a generously sized walk-in master closet. The house is complemented by a 9-foot walk-out foundation and walk-out deck, and includes an oversized garage.. Photos are representative.



Built in 2024

### Essential Information

MLS® #	A2152047
Price	\$809,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,040
Acres	0.10
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	263 Rivercrest Boulevard
Subdivision	Rivercrest
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C3E9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s), Sump Pump(s)
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

### **Exterior**

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 23rd, 2024
Days on Market	275
Zoning	TBD

### **Listing Details**

Listing Office	Bode Platform Inc.
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.