



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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703, 24 Rivercrest Drive  
Cochrane, Alberta

MLS # A2246948



**\$419,000**

|           |                        |        |                  |
|-----------|------------------------|--------|------------------|
| Division: | Rivercrest             |        |                  |
| Type:     | Residential/Four Plex  |        |                  |
| Style:    | 3 (or more) Storey     |        |                  |
| Size:     | 1,427 sq.ft.           | Age:   | 2022 (3 yrs old) |
| Beds:     | 3                      | Baths: | 2 full / 1 half  |
| Garage:   | Single Garage Attached |        |                  |
| Lot Size: | 0.02 Acre              |        |                  |
| Lot Feat: | Other                  |        |                  |

|             |                                    |            |        |
|-------------|------------------------------------|------------|--------|
| Heating:    | Forced Air                         | Water:     | -      |
| Floors:     | Carpet, Vinyl Plank                | Sewer:     | -      |
| Roof:       | Asphalt Shingle                    | Condo Fee: | \$ 323 |
| Basement:   | None                               | LLD:       | -      |
| Exterior:   | Concrete, Vinyl Siding, Wood Frame | Zoning:    | R-MD   |
| Foundation: | Poured Concrete                    | Utilities: | -      |
| Features:   | Open Floorplan                     |            |        |

|             |     |
|-------------|-----|
| Inclusions: | N/A |
|-------------|-----|

Discover the charm of contemporary living in this thoughtfully designed townhome. Filled with natural light from ample windows, the open-concept layout spans three inviting levels and offers beautiful mountain views. The stylish kitchen includes sophisticated fawn and white cabinetry, quartz counters, a generous island, and stainless steel appliances. Offering 3 bedrooms, 2.5 baths, and a cheerful, versatile den, this home provides flexible living spaces. The primary bedroom boasts ample storage and direct access to the main bath featuring a luxurious deep soaker tub/shower combo. A convenient half bath on the main level enhances functionality. Features include vinyl plank floors, upper-level laundry, complete blinds, a single garage, and driveway plus street parking. Enjoy nearby pathways, local shopping, and convenient access to both Calgary and mountain adventures.