



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

780-831-7725  
jackadmin@gpremax.com

435 Rivercrest Road  
Cochrane, Alberta

MLS # A2251471



\$825,000

|             |                                                                                                                                                                                                                                                                  |            |      |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | In Floor, Electric, ENERGY STAR Qualified Equipment, Fireplace(s), Natural Gas                                                                                                                                                                                   | Water:     | -    |
| Floors:     | Carpet, Tile, Vinyl Plank                                                                                                                                                                                                                                        | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                                                                                                                                                                                                  | Condo Fee: | -    |
| Basement:   | Full                                                                                                                                                                                                                                                             | LLD:       | -    |
| Exterior:   | Concrete, Vinyl Siding, Wood Frame                                                                                                                                                                                                                               | Zoning:    | R-LD |
| Foundation: | Poured Concrete                                                                                                                                                                                                                                                  | Utilities: | -    |
| Features:   | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |            |      |
| Inclusions: | N/A                                                                                                                                                                                                                                                              |            |      |

WALK OUT Bungalow living at its finest in Rivercrest of Cochrane! Janssen Homes is nearing drywall completion. Enjoy the freedom that comes with main-floor living along with the extra space of a fully developed lower level. This under construction NEW Janssen Home 3 Bedroom with 2.5 bath offers just over 2,200 sq.ft. of total developed living space on two levels; designed with numerous upgrades for the discerning buyer. Open concept main-floor features 9' ceilings, Luxury Vinyl Plank, tiled flooring and carpet covered stairs going down to a spacious walk out living space. From large front foyer entrance walk into the spacious dining area that leads into a Chef's kitchen with full-height custom cabinets finished with crown mouldings, soft close doors/drawers & full extension glides, quartz counters with undermount sink, tiled backsplash, oversized flush island with overhang, stainless steel appliances - easy access microwave in island, gas range, funnel hoodfan w/full tile to ceiling backsplash, refrigerator and dishwasher. After dinner walk over to your spacious living room with a gorgeous vaulted ceiling adding a real airy and bright space and captivates the gas fireplace. You can then walk through a beautiful 8' massive patio door to an oversized 14' x 12' back deck overlooking yard. Generous main-floor primary bedroom complete with large walk-in closet, 5-pce ensuite, quartz counter with dual undermount sinks, taller vanity with soft close doors and full extension drawers, curbless 5' x 3' tiled walk-in shower with bench and 10 ml glass, soaker tub, private toilet room and comfort electric infloor heat! Laundry room is conveniently located in primary walk in closet. Lower level offers two generous sized bedroom's, 4-pce bath, wide-open rec-room, linen closets and plenty of space for storage. From the recreation room you can step

out side onto a concrete patio and take advantage of what a walk out home can offer. Family-owned and operated Janssen Homes has been building award-winning homes for over 60-years and is excited to complete another build with you!!! Upgraded features include: 9' main & lower floor ceilings with knock down Spantex, railings & metal spindles, LoE Argon slider windows, R-50 attic insulation, Hot water on demand, high-efficient furnace w/programmable thermostat & drip humidifier, HRV, 192 sq.ft. vinyl covered deck w/aluminum railing and concrete pad below at back. Warranty includes: 1 yr comprehensive, 2 yrs heating, electric, plumbing, 5 yrs building envelope water protection, 10 yrs structural. \*\*\*\*Photos are of previous Janssen Homes Builds - Vaulted Ceiling does not show in these photos\*\*\*\*