

# \$775,900 - 299 Rivercrest Boulevard, Cochrane

MLS® #A2237194

**\$775,900**

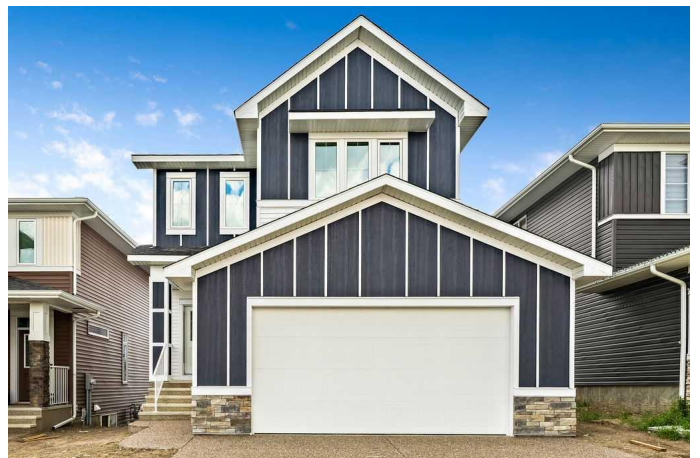
4 Bedroom, 3.00 Bathroom, 2,129 sqft

Residential on 0.10 Acres

Rivercrest, Cochrane, Alberta

Discover your ideal family haven in the Rivercrest community of Cochrane. Situated with the majestic Rocky Mountains as your backdrop and the Bow River just minutes away, this two storey home combines superb design and functionality. With over 2,100 square feet, a main floor flex room/office, four bedrooms, a central bonus room, convenient upstairs laundry and a walk out basement for future development, this home offers plenty of comfort for every family member. The high quality kitchen cabinetry with extended uppers, upgraded Samsung gourmet kitchen appliance package and elegant quartz countertops make meal preparation a pleasure. The 9 ft main floor ceilings and luxury vinyl plank flooring throughout the main floor add a touch of elegance while the cozy gas fireplace becomes a welcoming focal point for gatherings and relaxation. With a spacious main floor office/den, work from home possibilities or study areas are well accounted for. There is also an 10' x 10' rear deck, perfect for barbecuing and enjoying the fresh mountain air and a 21' x 22' garage which offers ample space for your vehicles and additional storage needs. Rivercrest is a child friendly and family oriented community, providing a serene and safe environment with quick, easy access to Calgary. Welcome to your new life in Rivercrest where every day feels like a retreat.

Built in 2025



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2237194    |
| Price          | \$775,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,129       |
| Acres          | 0.10        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 299 Rivercrest Boulevard |
| Subdivision | Rivercrest               |
| City        | Cochrane                 |
| County      | Rocky View County        |
| Province    | Alberta                  |
| Postal Code | T4C 3E9                  |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator                                                                              |
| Heating           | Forced Air                                                                                                                                                                  |
| Cooling           | None                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                                                           |
| Fireplaces        | Gas                                                                                                                                                                         |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Full, Walk-Out |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | None                                  |
| Lot Description   | Rectangular Lot                       |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 26             |
| Zoning         | R-LD           |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.