

**271 Rivercrest Boulevard**  
**Cochrane, Alberta**

**MLS # A2236748**



**\$727,800**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Rivercrest             |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,080 sq.ft.           | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.09 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Yard              |               |                  |

|                    |                                                                                                           |                   |     |
|--------------------|-----------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                                                                         | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                           | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished                                                                                          | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                           | <b>Zoning:</b>    | TBD |
| <b>Foundation:</b> | Poured Concrete                                                                                           | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |                   |     |

**Inclusions:** N/A

Move-In Ready York Model by Broadview Homes in Rivercrest, Cochrane! This beautifully designed 2,017 sq ft home blends comfort, style, and functionality. Featuring 3 spacious bedrooms and 2.5 baths, this home is perfect for families or those who love to entertain. The open-concept main floor offers a versatile flex room—ideal for a home office or playroom—plus a walk-through pantry leading to a sleek, modern kitchen. Cozy up by the gas fireplace in the living room, surrounded by upgraded tile that adds elegance throughout the home. Upstairs, you'll find a massive bonus room for movie nights or relaxing, a convenient upper laundry, and a luxurious 5-piece ensuite in the primary bedroom with dual sinks, a soaker tub, and separate shower. Enjoy beautiful views from your windows in this thoughtfully situated home in scenic Rivercrest, with nearby parks, schools, and walking paths.