

# \$425,250 - 1405, 24 Rivercrest Drive, Cochrane

MLS® #A2213588

## \$425,250

2 Bedroom, 3.00 Bathroom, 1,263 sqft

Residential on 0.02 Acres

Rivercrest, Cochrane, Alberta

Welcome to a modern townhome offering comfortable living across three bright, airy levels. Enjoy large windows providing abundant natural light, enhancing the inviting atmosphere. The kitchen showcases elegant white wood grain cabinetry, sleek quartz countertops, an island perfect for gatherings, and stainless steel appliances.

This home features two spacious bedrooms, 2.5 bathrooms, and a sunny main-level den ideal for an office or hobby space. The primary bedroom includes dual closets and an ensuite with a deep soaker tub/shower. An additional full bath and a convenient half bath complement the layout.

Additional features include vinyl plank flooring, soft carpeting, upstairs laundry, complete blinds, and a single-car garage with driveway parking. Relax outdoors on your south-facing balcony, steps away from scenic pathways, shopping, and amenities, conveniently located between Calgary and the Rocky Mountains.

Built in 2022

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2213588  |
| Price     | \$425,250 |
| Bedrooms  | 2         |
| Bathrooms | 3.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,263         |
| Acres          | 0.02          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1405, 24 Rivercrest Drive |
| Subdivision | Rivercrest                |
| City        | Cochrane                  |
| County      | Rocky View County         |
| Province    | Alberta                   |
| Postal Code | T4C 2A4                   |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Parking, Picnic Area, Snow Removal, Trash |
| Parking Spaces | 2                                         |
| Parking        | Single Garage Attached                    |
| # of Garages   | 1                                         |

### Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Quartz Counters                                                       |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                            |
| Cooling           | None                                                                                                  |
| Basement          | None                                                                                                  |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Balcony                                                |
| Lot Description   | Landscaped, Low Maintenance Landscape, Street Lighting |
| Roof              | Asphalt Shingle                                        |
| Construction      | Concrete, Vinyl Siding, Wood Frame                     |
| Foundation        | Poured Concrete                                        |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 21st, 2025 |
| Days on Market | 22               |
| Zoning         | R-MD             |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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