

# \$779,000 - 427 Rivercrest Boulevard, Cochrane

MLS® #A2198067

**\$779,000**

3 Bedroom, 4.00 Bathroom, 2,570 sqft  
Residential on 0.10 Acres

Rivercrest, Cochrane, Alberta

Sweeping views of Cochrane greet you from the unique rooftop balcony above this amazing 2,569 sqft, 2.5-storey home, offering an unparalleled living experience with its thoughtful design and luxurious upgrades. The main floor boasts a versatile front flex space perfect for an office or den, leading into a dream kitchen complete with a walk-through pantry, setting the stage for culinary adventures. The spacious living room, warmed by a cozy electric fireplace, flows seamlessly into the dining area, which opens up to a deck fitted with a gazebo, overlooking the meticulously landscaped yard. Ascend to the second level where luxury continues with a vast bonus room, a primary retreat boasting a generous walk-in closet and a lavish 5-piece ensuite, alongside two additional bedrooms and an expansive laundry room. The third-level loft is a versatile haven, transformable into a family room, gaming den, or recreational retreat, featuring a convenient 2-piece bathroom. From there, you step out onto your private balcony to be greeted by breathtaking panoramic vistas that sweep across the town, the meandering Bow River Valley, and the awe-inspiring mountain ranges beyond. This home is equipped with modern comforts like an A/C unit, dual-zone thermostats, and Radon mitigation, alongside elegant touches such as upgraded light fixtures and appliances, while practicalities like under-deck storage enhance daily living. An insulated, drywalled double garage provides



ample space for vehicles and storage. The basement, though undeveloped, is primed for future customization, offering endless potential to tailor the space to your desires. Nestled on a quiet street just steps from the future Rivercrest K-8 school (currently busing to Fireside School) and a short walk to Bow Valley High School, this location is ideal for the growing family. This residence is not just a home; it's a sanctuary where every detail has been curated for comfort, style, and the joy of living.

Built in 2020

### Essential Information

MLS® #	A2198067
Price	\$779,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,570
Acres	0.10
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	427 Rivercrest Boulevard
Subdivision	Rivercrest
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2V1

### Amenities

Parking Spaces	4
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Parking Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated, Concrete Driveway, Front Drive

# of Garages 2

### Interior

Interior Features Bar, High Ceilings, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Recessed Lighting

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Living Room, Electric

Has Basement Yes

Basement Full, Unfinished

### Exterior

Exterior Features Balcony

Lot Description Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting, Views

Roof Asphalt Shingle

Construction Concrete, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed February 28th, 2025

Days on Market 34

Zoning R-LD

### Listing Details

Listing Office RE/MAX West Real Estate

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