



## 447 Rivercrest Boulevard Cochrane Alberta

\$815,000

OPEN HOUSE SUNDAY 1PM -3PM | Nestled in a quiet location just past the townhomes, this stunning Rivercrest home offers privacy, minimal traffic, and wonderful neighbours! The OPEN CONCEPT main floor boasts HIGH CEILINGS, LARGE WINDOWS flooding the space with natural light, and striking FEATURE WALLS in the entryway and living areas. The living room centres around a cozy gas FIREPLACE with a MANTLE AND TILE SURROUND, perfect for relaxing evenings. The white kitchen features a stylish TILE BACKSPLASH, a stunning FEATURE TILE behind the GAS RANGE, light QUARTZ COUNTERS, and a darker quartz on the OVERSIZED ISLAND with a BREAKFAST BAR. Stainless steel appliances complete the look. An office and a powder room with upgraded finishes round out the main floor. Upstairs, a cozy BONUS ROOM awaits, along with a 4pc guest bath, LAUNDRY ROOM, and three bedrooms. The master suite impresses with a FEATURE WALL, BUILT-IN ELECTRIC FIREPLACE, and spa-like ENSUITE with a SLIDING BARN DOOR, SOAKER TUB, STAND ALONE SHOWER, DOUBLE VANITY, and WALK-IN CLOSET with BUILT IN SHELIVING. The FULLY FINISHED SUNSHINE BASEMENT adds extra living space, with a REC ROOM, an additional bedroom, and another 4pc bathroom. Upgrades include LUXURY VINYL PLANK FLOORING throughout (no carpet!), upgraded lighting, AIR CONDITIONING, and a painted, HEATED GARAGE. Outside, enjoy the 14'x14' deck with WEATHERPROOF STORAGE underneath, a fully fenced backyard with landscaping, a DOG RUN, and gates on both sides. This home is move-in ready and designed for comfort and style. Don't miss it--schedule your viewing today! (id:6769)

Family room 18.50 Ft x 13.42 Ft

Furnace 12.67 Ft x 8.58 Ft

Bedroom 11.50 Ft x 10.00 Ft

4pc Bathroom 8.25 Ft x 4.92 Ft

Kitchen 14.50 Ft x 10.00 Ft

Dining room 12.75 Ft x 11.42 Ft

Living room 15.75 Ft x 12.33 Ft

2pc Bathroom 6.75 Ft x 2.67 Ft

Bonus Room 15.08 Ft x 13.67 Ft

Laundry room 6.75 Ft x 5.58 Ft

Primary Bedroom 14.92 Ft x 13.92 Ft

Bedroom 12.25 Ft x 10.83 Ft

Bedroom 12.25 Ft x 10.92 Ft

4pc Bathroom 10.67 Ft x 4.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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eXp Realty



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**Mirror**

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Office 7.92 Ft x 5.67 Ft

5pc Bathroom 15.92 Ft x 10.33 Ft