



## 427 Rivercrest Boulevard Cochrane Alberta

\$859,000

Sweeping views of Cochrane from the unique roof top balcony above this amazing, 2,569 sqft, 2.5-storey home 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 a central vacuum system and 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. 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 ...

4pc Bathroom 8.00 Ft x 6.67 Ft  
5pc Bathroom 15.67 Ft x 8.58 Ft  
Bedroom 11.83 Ft x 10.08 Ft  
Bedroom 13.25 Ft x 11.83 Ft  
Family room 15.75 Ft x 12.42 Ft  
Laundry room 9.25 Ft x 6.58 Ft

2pc Bathroom 6.92 Ft x 3.42 Ft  
Other 16.75 Ft x 14.25 Ft  
Loft 22.58 Ft x 12.83 Ft  
2pc Bathroom 4.92 Ft x 4.83 Ft  
Dining room 10.33 Ft x 9.92 Ft  
Kitchen 13.00 Ft x 10.33 Ft

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

Listing Presented By:



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Primary Bedroom 15.75 Ft x 13.83 Ft

Other 10.08 Ft x 5.92 Ft

Living room 15.25 Ft x 12.58 Ft

Office 9.42 Ft x 8.83 Ft