



## 435 Rivercrest Road Cochrane Alberta

\$845,000

WALK OUT Bungalow living at its finest in Rivercrest of Cochrane! Janssen Homes meticulous framers have completed framing and rough in's have started. Enjoy the freedom that comes with main-floor living along with the extra space of a fully developed lower level. This under construction NEW Janssen Home 3 Bedroom with 2.5 bath offers just over 2,200 sq.ft. of total developed living space on two levels; designed with numerous upgrades for the discerning buyer. Open concept main-floor features 9' ceilings, Luxury Vinyl Plank, tiled flooring and carpet covered stairs going down to a spacious walk out living space. From large front foyer entrance walk into the spacious dining area that leads into a Chef's kitchen with full-height custom cabinets finished with crown mouldings, soft close doors/drawers & full extension glides, quartz counters with undermount sink, tiled backsplash, oversized flush island with overhang, stainless steel appliances - easy access microwave in island, gas range, funnel hoodfan w/full tile to ceiling backsplash, refrigerator and dishwasher. After dinner walk over to your spacious living room with a gorgeous vaulted ceiling adding a real airy and bright space and captivates the gas fireplace. You can then walk through a beautiful 8' massive patio door to an oversized 14' x 12' back deck overlooking yard. Generous main-floor primary bedroom complete with large walk-in closet, 5-pce ensuite, quartz counter with dual undermount sinks, taller vanity with soft close doors and full extension drawers, curbless 5'x3' tiled walk-in shower with bench and 10 ml glass, soaker tub, private toilet room and comfort electric in-floor heat! Laundry room is conveniently located in primary walk in closet. Lower level offers two generous sized bedroom's, 4-pce bath, wide-open rec-room, linen closets and plenty of space for storage. From the recreation room you c...

Recreational, Games room 14.25 Ft x 23.25 Ft

Bedroom 11.00 Ft x 12.00 Ft

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4pc Bathroom Measurements not available

Great room 13.25 Ft x 16.50 Ft

Other 12.00 Ft x 12.33 Ft

Kitchen 11.75 Ft x 16.00 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 13.00 Ft x 13.33 Ft

Other 15.00 Ft x 8.08 Ft

5pc Bathroom Measurements not available

Listing Presented By:



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