



287 Rivercrest Boulevard Cochrane Alberta

\$815,000

Located in the prestigious community of Rivercrest, this beautifully designed home offers nearly 3,500 sqft. of finished living space, thoughtfully crafted for both comfort and elevated everyday living. Flooded with natural light and positioned to capture stunning views of downtown Cochrane and mountain views to the west. This home features 3 spacious bedrooms on the upper floor plus a main-floor flex room, ideal as a private home office or 4th bedroom with the added versatility of a Murphy bed, along with a 1-bedroom suite on the lower level. The main level welcomes you with 9 ft ceilings, a spacious foyer and a seamless open-concept layout anchored by expansive windows and a large sliding patio door. The kitchen is both stylish and functional, featuring an expansive 8' island, ample counter space, and built-in appliances, perfect for entertaining and everyday living. The living and dining areas are warmed by a cozy fireplace, creating an inviting atmosphere for gatherings and quiet evenings alike. The fully developed lower-level one-bedroom walk-out suite features 9 ft ceilings, a kitchenette, large windows, a bright open feel, beautiful ensuite bathroom, ample storage and a separate entrance, offering exceptional flexibility for extended family, guests, or as extra rental income. Upstairs, a centrally located bonus room provides the ideal space for family movie nights or a children's play area. The primary retreat offers a serene escape, complete with a spa-inspired ensuite featuring double sinks, a tiled shower, and a soaker tub. For added convenience, the laundry room connects directly to the primary walk-in closet. Two additional bedrooms are thoughtfully positioned alongside a 5-piece bathroom with a separate sink area and a charming reading nook. Step outside to enjoy the evening sun and panoramic views of the town, surrounding hills, and mountain rang...

4pc Bathroom 10.67 Ft x 10.00 Ft
 5pc Bathroom 11.17 Ft x 12.17 Ft
 Bedroom 13.58 Ft x 9.58 Ft
 Bedroom 10.67 Ft x 10.92 Ft
 Family room 13.92 Ft x 16.42 Ft
 Laundry room 5.25 Ft x 7.67 Ft

Foyer 5.92 Ft x 15.25 Ft
 Kitchen 7.58 Ft x 7.00 Ft
 Living room 18.25 Ft x 15.92 Ft
 Other 9.33 Ft x 15.25 Ft
 Office 11.17 Ft x 9.92 Ft
 3pc Bathroom .92 Ft x 14.25 Ft

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Listing Presented By:



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Primary Bedroom 18.42 Ft x 14.92 Ft

Other 9.00 Ft x 7.67 Ft

2pc Bathroom 4.92 Ft x 4.67 Ft

Dining room 6.92 Ft x 11.92 Ft

Primary Bedroom 10.75 Ft x 14.25 Ft

Living room 17.17 Ft x 15.92 Ft

Kitchen 8.42 Ft x 11.92 Ft