

303 Rivercrest Boulevard
Cochrane, Alberta

MLS # A2307772



\$889,000

Division:	Rivercrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,746 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Low Maintenance Landscape, Rectangular Lot, See R		

Heating:	In Floor, Forced Air, Zoned	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Wired for Sound

Inclusions: Picture frame TV and Mount in living room, TV mounts in master and secondary bedrooms, Amps for in-ceiling speakers. (There are other items that are negotiable) Contact Joey Cyr for more details.

OPEN HOUSE, THIS SATURDAY, JUNE 13th, FROM 1-3 PM QUICK POSSESSION! Discover contemporary family living at 303 Rivercrest Blvd, an exceptional BROADVIEW BUILD "Elston" model that seamlessly blends elevated design with everyday practicality. Positioned directly across from the future "8 school, playground, & short walk away from Bow Valley High School, this 2021-built home showcases over \$100,000 in premium upgrades. From the moment you step inside, you're welcomed by stunning custom white built-ins designed to keep family life organized, complemented by a striking floor-to-ceiling barn door that effortlessly conceals clutter. Rich wood accent walls flow throughout the main and upper levels, adding warmth & character, while an oversized upgraded gas fireplace anchors the living space with style & comfort. At the heart of the home is a spectacular open-concept main floor, centred around a beautifully designed kitchen that invites connection and conversation. Featuring granite countertops, ceiling-height cabinetry, & a professional-grade 5-burner stove with an upgraded stainless steel hood, an upgraded appliance package containing a drawer microwave & windowed refrigerator, this space is perfect for gathering with family & hosting unforgettable moments. Entertaining is effortless with a built-in wet bar & an upgraded walkthrough pantry, while a private office with sliding doors offers the perfect retreat for remote work. Step outside to a full-width, approved oversized deck complete with glass paneling, aluminum railings, & low-maintenance DuraDek which is designed to maximize your enjoyment without compromising the surrounding views. Upstairs, the home continues to impress upgraded thicker carpet underlay & three generously sized bedrooms, each complete with its own walk-in

closet, custom shelving, & master suite. The thoughtfully designed layout ensures privacy for the entire family, featuring a luxurious primary retreat with in-floor heating and an oversized soaker tub, a secondary bedroom with its own ensuite and in-floor heat, & two additional bedrooms connected by a Jack-and-Jill bathroom which is also equipped with in-floor heating. The outdoor space is equally remarkable, boasting \$78,000 in professional landscaping, a spacious concrete patio pre-wired for a hot tub with both hot & cold exterior taps for added convenience. This home is built for modern living, featuring a heated garage with two 220-volt plugs ready for EV charging, an 8-zone in-ceiling speaker system inside & out, a triple-zone furnace, central air conditioning, & a "hide-a-hose" central vacuum system. The unfinished Walkout basement offers incredible potential, with 9-foot ceilings, insulation, & electrical & HVAC already in place—ready for your custom vision. Located in a thoughtfully planned, family friendly community & just steps from the future school, this turnkey home presents a rare opportunity to own a truly upgraded & move-in-ready property.