

**1804, 24 Rivercrest Drive**  
**Cochrane, Alberta**

**MLS # A2319871**



**\$309,000**

|                  |                                                    |               |                  |
|------------------|----------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Rivercrest                                         |               |                  |
| <b>Type:</b>     | Residential/Five Plus                              |               |                  |
| <b>Style:</b>    | Townhouse-Stacked                                  |               |                  |
| <b>Size:</b>     | 976 sq.ft.                                         | <b>Age:</b>   | 2022 (4 yrs old) |
| <b>Beds:</b>     | 1                                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Driveway, Single Garage Attached                   |               |                  |
| <b>Lot Size:</b> | -                                                  |               |                  |
| <b>Lot Feat:</b> | Landscaped, Lawn, Low Maintenance Landscape, Views |               |                  |

|                    |                          |                   |        |
|--------------------|--------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air               | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl Plank      | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle          | <b>Condo Fee:</b> | \$ 162 |
| <b>Basement:</b>   | None                     | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-MD   |
| <b>Foundation:</b> | Slab                     | <b>Utilities:</b> | -      |

**Features:** Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows

**Inclusions:** na

Wake up to stunning mountain views every single day! This 1 bedroom townhouse with a garage offers the perfect blend of style and function, with the main layout conveniently situated on a single level. Step inside and up 1 flight of stairs to the main floor and you will discover a bright, open-concept living area with a fully equipped kitchen boasting quartz countertops, soft-close drawers, and stylish two-tone cabinets highlighted by pendant lighting. An adjacent, flexible space is perfect for a cozy dining area or a home office. The spacious primary bedroom features a massive walk-in closet and easy access to the full bathroom and a generous laundry room. This unique floor plan is designed to feel like a modern apartment but with the added benefits of a main floor storage/flex area and direct access to an oversized, extended single-car garage (with the addition of a full length driveway). This home is perfectly situated to offer the best of both convenience and community. It's located right next to a future school site, with transit options directly at your doorstep for effortless commuting. Enjoy a short two-minute walk to Bow Valley High School, and a quick five-minute trip to the Spray Lakes Sports Centre for all your recreational needs. For bigger city amenities, you're only 20 minutes from South Calgary, and the mountains you see from your home are within easy reach, with Canmore just a 40-minute drive away. Low condo Fees! Crafted by Slokker Homes, a family-owned builder with deep roots dating back to 1935. Every detail reflects our multi-generational commitment to "long quality"—ensuring your home is built beautifully and engineered to last for decades to come. Experience the peace of mind that comes with nearly a century of building excellence.