

14 Rivercrest Common Cochrane, Alberta

MLS # A2343301



\$709,900

Division:	Rivercrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,047 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Smart Home, Walk-In Closet(s)

Inclusions: N/A

A/C | MOTORIZED BLINDS | SMART HOME | FENCED & LANDSCAPED | LIKE NEW & BUT BETTER! | Love the idea of buying new, but not the long list of expenses that comes after? Blinds, A/C, fencing, landscaping, a deck... it adds up quickly! Here, it's already done. Meticulously maintained and truly like new, this Rivercrest home lets you skip the projects and get straight to enjoying it. With over 2,000 sq. ft., 3 bedrooms, 2.5 bathrooms and a spacious bonus room, there's room for everyone. The bright, open main floor features a beautiful kitchen with quartz countertops, a walk-in pantry and an OVERSIZED ISLAND that quickly becomes the heart of the home. Breakfast bar, homework station, snack headquarters, entertaining space... somehow everyone always end up at the island! The thoughtful upgrades make everyday life easier, too: central A/C, app-controlled motorized blinds, Feit smart lighting, Google Home integration, updated lighting inside and out, and an app-controlled garage door. Upstairs, the GENEROUS BONUS ROOM offers extra space for movie nights, playtime or simply spreading out, alongside three bedrooms including the primary retreat. Outside, there's no landscaping project waiting for you! The FULLY FENCED YARD is complete with a spacious deck, natural gas BBQ hookup, vegetable garden bed, fruit trees and berry bushes. Backing onto a quiet lane means no neighbours directly behind, while two 10-foot fence sections offer potential for a future gate and additional access or parking. The insulated garage has high ceilings for storage possibilities and a 240V rough-in for future EV charging. Need more space down the road? The unfinished basement has NATURAL LIGHT, a functional layout and utilities tucked toward the back, leaving plenty of possibilities for a rec room, gym, office or additional bedrooms. And the

LOCATION? Rivercrest puts playgrounds, pathways and scenic Bow River trails nearby, along with Bow Valley High School and a future K–8 school already under construction close to home. The SLS Centre, library, groceries, restaurants and medical services are within easy reach, with more amenities coming just down the road as Southbow Landing develops. Highway 1 offers convenient access to Calgary and the mountains, and the planned Bingham Crossing Costco is approximately 15 minutes away. *It looks new. It feels new. But the expensive, time-consuming extras are already done. That's what makes 14 Rivercrest Common better than new!*