

# \$776,000 - 362 Rivercrest Road, Cochrane

MLS® #A2228276

**\$776,000**

3 Bedroom, 3.00 Bathroom, 2,260 sqft  
Residential on 0.10 Acres

Rivercrest, Cochrane, Alberta

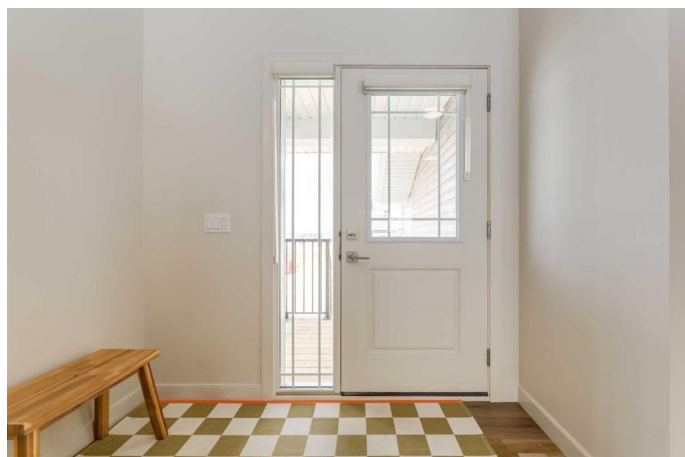
Welcome to 362 Rivercrest Road! This lightly occupied since July 2024 , 2,260 square foot Cypress residence by Janssen Homes is situated in the Cochrane community of Rivercrest. Experience luxury living in a 3-bedroom, 2.5-bathroom home, offering contemporary elegance and thoughtful design features throughout, including motorized silhouette-style window coverings. The main floor features 9'™ high ceilings and vinyl plank flooring. The kitchen is equipped with full-height kitchen cabinets, quartz countertops, and upgraded stainless steel appliances. The dining and living room are bright with large windows and a cozy fireplace.

Relax upstairs in the bonus room that features a tray ceiling and pamper yourself in the master bedroom and ensuite with in-floor heat, a glass and tile shower, soaker tub, dual sinks, and walk-in closet with attached laundry room. Enjoy the rear deck, complete with electrical outlet and gas line and the adjacent ground level patio. The property has been recently landscaped complete with irrigation system. The 2-car garage features a gas heater.

Built in 2023

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2228276  |
| Price  | \$776,000 |



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,260       |
| Acres          | 0.10        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 362 Rivercrest Road |
| Subdivision | Rivercrest          |
| City        | Cochrane            |
| County      | Rocky View County   |
| Province    | Alberta             |
| Postal Code | T4C2V1              |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 4                                     |
| Parking        | Double Garage Attached, Heated Garage |
| # of Garages   | 2                                     |

### Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Tankless Hot Water, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Washer, Window Coverings                                   |
| Heating           | High Efficiency, Forced Air, Natural Gas                                                                                                |
| Cooling           | None                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                       |
| Fireplaces        | Gas, Living Room, Mantle                                                                                                                |
| Has Basement      | Yes                                                                                                                                     |
| Basement          | Full, Unfinished                                                                                                                        |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Other                                                          |
| Lot Description   | Back Yard, Landscaped, Rectangular Lot, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                |
| Construction      | Brick, Vinyl Siding                                            |
| Foundation        | Poured Concrete                                                |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 12             |
| Zoning         | R-LD           |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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