

\$788,000 - 420 Rivercrest Road, Cochrane

MLS® #A2253260

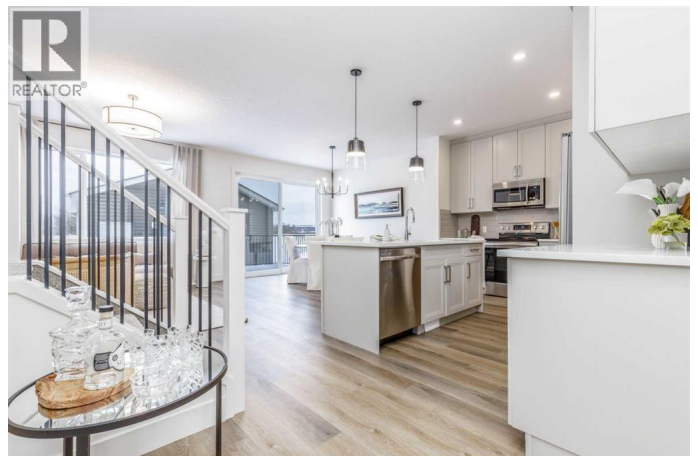
\$788,000

4 Bedroom, 4.00 Bathroom, 1,889 sqft

Single Family on 0.09 Acres

Rivercrest, Cochrane, Alberta

****INCLUDES FULLY DEVELOPED LEGAL SUITE WITH SIDE ENTRANCE**** Janssen Homes Ltd welcome's you to the "consideration to everyday life style" thought out floor plan. The Redwood offers a possibility for added income potential!. Experience the best value for your investment in this modern new over 1889 sqft, 2-storey family home with Legal Suite adding an additional 607 sqft. This open floor plan with 9' walls flows throughout the open concept living room to kitchen with a large nook area where plenty of light is coming in from the 8' patio sliding doors that gives you access to the 12' x 10' deck. The mudroom is complete with a built in bench and closet and shares a generous space with a large pantry off the kitchen. Main floor Kitchen is equipped with full-height cabinets, soft close doors and drawers with full extension glides, quartz counters, undermount sink and 4 stainless steel appliances. The upper level gives way to a spacious bonusroom, two bedrooms and a roomy primary retreat with ample space for a king-sized bed. The primary bedroom is complemented by a well-appointed 5-piece primary ensuite with a soaker tub, separate walk-in shower and a separate full-size walk-in closet. Also on the upper level is a convenient laundry area with sink and cabinet and a side-by-side washer and dryer, a 4-piece main bath with tub-shower, and two additional generously sized bedrooms. The Legal Suite at lower level comes with one bedroom, 4



piece bath, kitchen and great room and stackable Laundry niche in the bedroom walk in closet for your convenience. The Kitchen cabinets are fashioned after the main floor kitchen cabinets with 4 stainless steel appliances and all finishing's throughout equal main and upper levels. Stairs from main to upper area are equipped with lacquered railings with metal spindles, luxurious vinyl plank flooring throughout the main level, upper level, stairs up and down to legal suite and legal suite, tile in the upper laundry, main bath and legal suite bath. The upper and legal suite bathrooms also feature quartz tops and undermount sinks. The legal suite bathroom has added in floor heat for extra comfort! Notable features that sets this home a part includes built in shelving (No wire), Luxury Vinyl Plank throughout except for bathrooms and laundry area and 9' main-floor and legal suite basement walls. Energy-efficient elements include LoE Argon slider windows, R-50 attic insulation, two high-efficient furnaces with a programmable thermostats and drip humidifier. Water is provided through a tankless hot water "on-demand" system. The legal suite ceiling has an over achieved safe and sound insulation system. Completion estimated to be end of November Please note **** ALL PHOTOS ARE OF PREVIOUS BUILDS**** Legal suite photos to follow.

(id:6289)

Built in 2025

Essential Information

Listing #	A2253260
Price	\$788,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,889

Acres	0.09
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	420 Rivercrest Road
Subdivision	Rivercrest
City	Cochrane
Province	Alberta
Postal Code	T4C3C6

Amenities

Amenities	Playground, Schools, Shopping
Features	See remarks, PVC window, No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Garage door opener, Washer & Dryer, Water Heater - Tankless
Heating	Natural gas High-Efficiency Furnace, See remarks, In Floor Heating
Cooling	None
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Walk-up, Suite

Exterior

Exterior	Brick, Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Royal LePage Benchmark
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