

# \$727,800 - 271 Rivercrest Boulevard, Cochrane

MLS® #A2236748

## \$727,800

3 Bedroom, 3.00 Bathroom, 2,080 sqft  
Residential on 0.09 Acres

Rivercrest, Cochrane, Alberta

Move-In Ready York Model by Broadview Homes in Rivercrest, Cochrane! This beautifully designed 2,017 sq ft home blends comfort, style, and functionality. Featuring 3 spacious bedrooms and 2.5 baths, this home is perfect for families or those who love to entertain. The open-concept main floor offers a versatile flex room—ideal for a home office or playroom—plus a walk-through pantry leading to a sleek, modern kitchen. Cozy up by the gas fireplace in the living room, surrounded by upgraded tile that adds elegance throughout the home. Upstairs, you'll find a massive bonus room for movie nights or relaxing, a convenient upper laundry, and a luxurious 5-piece ensuite in the primary bedroom with dual sinks, a soaker tub, and separate shower. Enjoy beautiful views from your windows in this thoughtfully situated home in scenic Rivercrest, with nearby parks, schools, and walking paths.

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2236748  |
| Price          | \$727,800 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,080     |



|            |             |
|------------|-------------|
| Acres      | 0.09        |
| Year Built | 2025        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 271 Rivercrest Boulevard |
| Subdivision | Rivercrest               |
| City        | Cochrane                 |
| County      | Rocky View County        |
| Province    | Alberta                  |
| Postal Code | T4C 3C7                  |

### Amenities

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

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator                                                |
| Heating           | Forced Air, Natural Gas                                                                                   |
| Cooling           | None                                                                                                      |
| Fireplace         | Yes                                                                                                       |
| # of Fireplaces   | 1                                                                                                         |
| Fireplaces        | Gas                                                                                                       |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Unfinished                                                                                          |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Back Yard                       |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 51             |
| Zoning         | TBD            |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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