

# \$399,000 - 204, 24 Rivercrest Drive, Cochrane

MLS® #A2213580

**\$399,000**

2 Bedroom, 1.00 Bathroom, 1,294 sqft

Residential on 0.02 Acres

Rivercrest, Cochrane, Alberta

Discover the charm of contemporary living in this thoughtfully designed townhome. Filled with natural light from ample windows, the open-concept layout spans three inviting levels and offers beautiful mountain views. The stylish kitchen includes sophisticated fawn and white cabinetry, quartz counters, a generous island, and stainless steel appliances.

Offering two bedrooms, 1.5 baths, and a cheerful, versatile den, this home provides flexible living spaces. The primary bedroom boasts ample storage and direct access to the main bath featuring a luxurious deep soaker tub/shower combo. A convenient half bath on the main level enhances functionality.

Features include vinyl plank floors, cozy carpeting, upper-level laundry, complete blinds, a single garage, and driveway plus street parking. Enjoy nearby pathways, local shopping, and convenient access to both Calgary and mountain adventures.

Built in 2022

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2213580  |
| Price      | \$399,000 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,294         |
| Acres          | 0.02          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 204, 24 Rivercrest Drive |
| Subdivision | Rivercrest               |
| City        | Cochrane                 |
| County      | Rocky View County        |
| Province    | Alberta                  |
| Postal Code | T4C 2V2                  |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash, Visitor Parking, Picnic Area |
| Parking Spaces | 2                                                          |
| Parking        | Single Garage Attached                                     |
| # of Garages   | 1                                                          |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan                                                      |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                          |
| Cooling           | None                                                                                |
| Basement          | None                                                                                |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Balcony                                                            |
| Lot Description   | Front Yard, Landscaped, Low Maintenance Landscape, Street Lighting |
| Roof              | Asphalt Shingle                                                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                 |
| Foundation        | Poured Concrete                                                    |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 21st, 2025 |
|-------------|------------------|

|                |      |
|----------------|------|
| Days on Market | 102  |
| Zoning         | R-MD |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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