

# \$798,000 - 428 Rivercrest Road, Cochrane

MLS® #A2236249

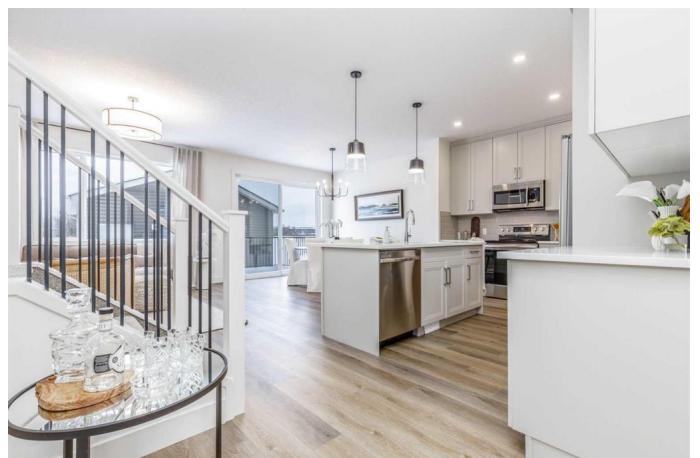
**\$798,000**

4 Bedroom, 4.00 Bathroom, 1,889 sqft

Residential on 0.10 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 September early October Please note \*\*\*\* ALL PHOTOS ARE OF PREVIOUS BUILDS\*\*\*\* Legal suite photos to follow.

Built in 2024

**Essential Information**

MLS® #	A2236249
Price	\$798,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	1,889
Acres	0.10
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	428 Rivercrest Road
Subdivision	Rivercrest
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3C6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Insulated
# of Garages	2

### Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Low Flow Plumbing Fixtures
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Tankless Water Heater, ENERGY STAR Qualified Dishwasher
Heating	In Floor, Natural Gas, ENERGY STAR Qualified Equipment, See Remarks
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

### Exterior

Exterior Features	BBQ gas line, Lighting, Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Interior Lot, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  July 3rd, 2025

Days on Market            53

Zoning                        R-LD

### **Listing Details**

Listing Office                Royal LePage Benchmark

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