

# \$389,000 - 502, 24 Rivercrest Drive, Cochrane

MLS® #A2211047

**\$389,000**

2 Bedroom, 2.00 Bathroom, 1,285 sqft

Residential on 0.02 Acres

Rivercrest, Cochrane, Alberta

Experience the best of modern living in this practically new Cochrane townhome. Start your day with coffee or unwind in the evening on your oversized balcony, enjoying a pleasant backdrop with a glimpse of the iconic Cochrane Big Hill.

Inside, discover a bright, open-concept haven designed for both entertaining and everyday comfort. The kitchen is the heart of the home, featuring a sprawling grey quartz island perfect for casual meals or lively gatherings. You'll love the sleek two-tone cabinetry with soft-close drawers, a full GE stainless steel appliance package, ample cabinet space, and a pantry, all illuminated by stylish pendant lighting. Large windows on both sides of the unit flood the space with natural light, highlighting the durable vinyl plank floors and soaring, knock-down textured ceilings. Pull-down window coverings offer privacy and shade when desired, while the adjacent living room provides a natural gathering spot.

This meticulously designed townhome offers two spacious bedrooms, 1.5 baths, and a versatile flex space on the main level—perfect for a home office, guest room, or creative studio. The primary suite on the third level boasts dual closets for ample storage and large windows. This level also features a convenient laundry area and a full 4-piece bath.



Convenience is paramount with the oversized, fully insulated single-car garage, a true game-changer with dual access (doors on both sides of the unit). Whether you're storing outdoor gear or setting up a workshop, this space offers flexibility.

Location is key! Nestled in a fantastic complex, you're just steps from shopping, scenic pathways, and the tranquil Bow River. Bow Valley High School is close by, with a future school site conveniently located next door, and local transit is mere steps away. Enjoy quick access to Calgary for work or entertainment and the majestic mountains for weekend adventures. This isn't just a property; it's a lifestyleâ€”a perfect blend of modern comfort, convenience, and a great location.

Built in 2022

**Essential Information**

MLS® #	A2211047
Price	\$389,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,285
Acres	0.02
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	502, 24 Rivercrest Drive
Subdivision	Rivercrest
City	Cochrane

County	Rocky View County
Province	Alberta
Postal Code	T4C 2C5

### Amenities

Amenities	Parking, Picnic Area, Trash, Visitor Parking
Parking Spaces	2
Parking	Concrete Driveway, Garage Door Opener, Single Garage Attached, Enclosed
# of Garages	1

### Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows, Low Flow Plumbing Fixtures
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Window Coverings, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Front Yard, Lawn, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Slab

### Additional Information

Date Listed	April 11th, 2025
Days on Market	136
Zoning	R-MD

### Listing Details

Listing Office	Royal LePage Benchmark
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