

# \$416,850 - 502, 24 Rivercrest Drive, Cochrane

MLS® #A2211047

**\$416,850**

2 Bedroom, 2.00 Bathroom, 1,285 sqft  
Residential on 0.02 Acres

Rivercrest, Cochrane, Alberta

Discover comfortable, modern living in this practically new Cochrane townhome. Imagine stepping onto your oversized balcony, a perfect spot for morning coffee or evening relaxation, with a pleasant backdrop that includes a glimpse of the iconic Cochrane Big Hill.

Inside, you'll find a bright, open-concept haven, perfect for both entertaining and everyday comfort. The heart of the home is a sprawling grey quartz island, ideal for casual meals or hosting gatherings. The kitchen features sleek two-tone cabinetry with soft-close drawers, a full GE stainless steel appliance package, plenty of cabinet space and a pantry, all under the glow of 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. The living room area, adjacent to the kitchen, provides a natural gathering spot, perfect for relaxing or entertaining.

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 3rd level boasts dual closets for ample storage and large windows. This level comes complete



with a convenient laundry area and a full 4-piece bath.

And for those who value convenience, the oversized single-car garage (fully insulated) with dual access is a game-changer (doors on both sides of the unit for convenience) Whether you're storing outdoor gear or creating a workshop, this space offers choice.

Location is key, and this townhome offers some great conveniences! 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, and a future school site is conveniently located next door. just mere steps to local transit! 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 lifestyle â€” a perfect blend of modern comfort, convenience, and a great location.

Built in 2022

### **Essential Information**

MLS® #	A2211047
Price	\$416,850
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, Enclosed, Garage Door Opener, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
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	12
Zoning	R-MD

### **Listing Details**

Listing Office	Royal LePage Benchmark
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