# $409,000 - 502, 24 Rivercrest Drive, Cochrane

MLS® #A2211047

**$409,000**

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 â€" 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 | $409,000 |
| 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, Trash, Visitor Parking, Picnic Area |
| Parking Spaces | 2 |
| Parking | Garage Door Opener, Concrete Driveway, Enclosed, Single Garage Attached |
| # of Garages | 1 |

## Interior

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|---|---|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows, Closet Organizers, 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

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

## Additional Information

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| Date Listed | April 11th, 2025 |
| Days on Market | 52 |
| Zoning | R-MD |

## Listing Details

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|---|---|
| Listing Office | Royal LePage Benchmark |