



THE
A-TEAM

**RE/MAX
FIRST**

31 PRECEDENCE Green, Cochrane T4C 3E2

MLS® #: **A2108525** Area: **River Song** Listing Date: **02/17/24** List Price: **\$689,900**
Status: **Active** County: **Rocky View County** Change: **+\$20k, 18-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2023**
Lot Information
Lot Sz Ar: **3,641 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,004**
Low Sqft:
Ttl Sqft: **2,004**

DOM

92
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,City Lot,Front Yard,Interior Lot,Street Lighting,Rectangular Lot,Views**
Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **Private Yard**

Construction: **Manufactured Floor Joist,Stone,Vinyl Siding,Wood Frame**

Flooring: **Carpet,Ceramic Tile,Hardwood**

Water Source:

Public

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Electric Water Heater,Gas Stove,Microwave,Range Hood,Refrigerator**
Int Feat: **Bathroom Rough-in,Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Stone Counters,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wired for Data**

Utilities: **Cable Connected,Electricity Connected,Natural Gas Connected,Phone Connected,Sewer Connected,Water Connected**

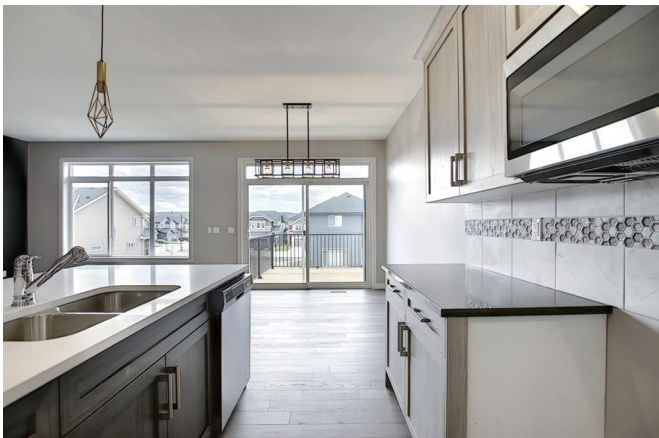
Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Great Room	Main	13`0" x 14`10"	Kitchen	Main	11`5" x 12`6"
Breakfast Nook	Main	10`0" x 11`0"	Bonus Room	Upper	18`0" x 13`7"
Bedroom - Primary	Upper	12`3" x 15`1"	Bedroom	Upper	10`0" x 9`10"

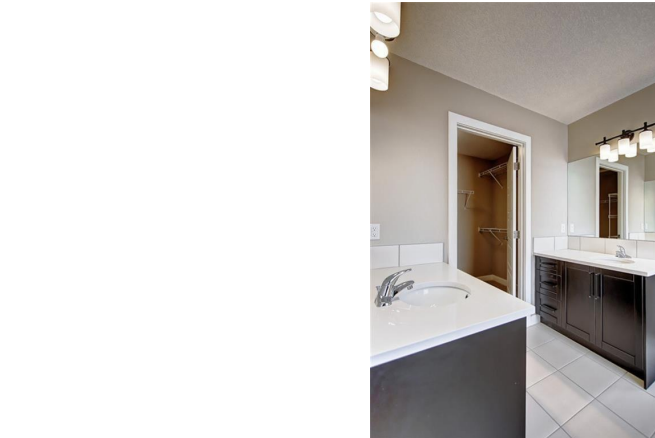
Bedroom 4pc Bathroom	Upper Upper	10`2" x 9`11" 0`0" x 0`0"	5pc Ensuite bath 2pc Bathroom Legal/Tax/Financial	Upper Main	0`0" x 0`0" 0`0" x 0`0"
<hr/>					
Title: Fee Simple		Zoning: R-MX			
Legal Desc:		2311460		Remarks	
<hr/>					
Pub Rmks:		POSSESSION DATE - MAY 23/24 AS SET & CONFIRMED BY THE BUILDER. BRAND NEW HOME by Douglas Homes, Master Builder in Precedence of Riversong. Featuring the Silverton located on a quiet street facing onto a central Kid's Play Park, side door entry, and pave back lane. This gorgeous 3 bedroom, 2 & 1/2 half bath home offers over 2000 sq ft of living space. Loads of upgraded features in this beautiful, open floor plan. The main floor greets you with a grand 8' front door, built in functional bench with & decorative niches, soaring 9' ceilings, oversized windows , & 8' 0" passage doors. Gleaming Hardwood floors flow through the Foyer, Hall, Great Room, Kitchen & Nook adding a feeling of warmth & style. The Kitchen is completed with tiled floor walk through pantry from Mudroom, dual color Quartz Countertops & dual color Cabinets, new stainless appliance package including built-in microwave in the island , self clean Gas Range, & built-in Dishwasher. The main floor is completed with an expansive, open Great Room finished with a Napoleon "Entice" fireplace. Upstairs you'll find a generous Master Bedroom with 5 piece Ensuite including separate, dual Quartz vanities & undermounted sinks, deep 6'0" soaker tub topped by a large, bright window adjacent to an oversized tile shower, & a private water closet all completed with designer ceramic tile flooring. There is also a large, separated walk-in closet with convenient Linen storage all accessed from the Ensuite. The 2nd floor is completed by a spacious, forward family Bonus Room with a two sided, vaulted ceiling & 2 good size additional bedrooms with double door closets. You'll also find a main bath with Quartz countertop, undermounted sink & tile flooring. You're certain to love the convenience of the 2nd Laundry Room completed with large, bright window, Linen storage & tile flooring. This is a very popular plan, great for young families or for the sizing down crowd. Spacious, Beautiful and Elegant! The perfect place for your perfect home with the Perfect Fit. Call today! Photos are from prior build & are reflective of fit, finish & included upgrades. Note: Front elevation of home & interior photos are for illustration purposes only. Actual elevation style, interior colors/finishes may be different than shown & the Seller is under no obligation to provide them as such.			
Inclusions:		NA			
Property Listed By:		Greater Calgary Real Estate			

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











SILVERTON

51 Precedence Green • Precedence, Cheshire

 2,420 sq ft
  3 bedrooms
  2.5 bathrooms



FEATURES

- ✓ Basement Side Entry
- ✓ Bonus Room with Vaulted Ceiling
- ✓ Built-In Bench to Entry
- ✓ Quartz Countertops
- ✓ Electric Fireplace
- ✓ Eng. Hardwood Main Floor
- ✓ Wrought Iron Railings
- ✓ Upper Floor Laundry
- ✓ Double Windows to Ensure
- ✓ Tie to Back Laundry
- ✓ Walk-through Pantry



NOTES

