



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**196 PRECEDENCE Hill, Cochrane T4C 0W9**

MLS®#: **A2117587**

Area: **River Song**

Listing Date: **03/26/24**

List Price: **\$746,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Cochrane**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,959 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,320**  
Low Sqft:  
Ttl Sqft: **2,320**

DOM

**54**

Layout

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

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Yard**  
**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Stone,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Range,Refrigerator**  
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Stone Counters,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Office</b>	<b>Main</b>	<b>11`2" x 9`6"</b>
<b>Great Room</b>	<b>Main</b>	<b>13`0" x 16`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`0" x 16`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`0" x 10`0"</b>

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Nook</b>	<b>Main</b>	<b>11`6" x 10`0"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>14`0" x 15`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`4" x 12`0"</b>

Legal/Tax/Financial

Title:		Zoning:	
Fee Simple		TBD	
Legal Desc:	2111866		
		Remarks	
Pub Rmks:	The Cambridge 26 by Trico Homes is a spacious home built for entertaining guests, spending time with family, or even working from home. The main floor open-to-below area above the great room illuminates a grand, sun-filled space with its huge two-storey windows and to ceiling electric fireplace. The adjoining gourmet kitchen is a chef's dream with a huge island, including a walk through pantry, which handily connects to the mudroom and offers ample storage space. The main floor flex room provides a spacious yet private space for a home office or can easily be converted into an additional main floor bedroom. Upstairs, the master bedroom is a relaxing oasis with its spa inspired 5-piece ensuite and spacious walk-in closet, separated from the secondary bedrooms and full bathroom by a beautiful central bonus room that provides extra space for family movie nights, a kids play area, or a game room. *Photos are representative*		
Inclusions:	N/A		
Property Listed By:	Bode Platform Inc.		

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

