



THE
A-TEAM

**RE/MAX
FIRST**

56 PRECEDENCE View, Cochrane T4C 3E2

MLS®#: **A2126943** Area: **Precedence** Listing Date: **04/28/24** List Price: **\$699,900**
 Status: **Active** County: **Rocky View County** Change: **-\$10k, 03-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,587 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,073**
 Low Sqft:
 Ttl Sqft: **2,073**

DOM
141
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: **Composite Siding,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,Garage Control(s),Gas Range,Humidifier,Microwave,Range Hood,Refrigerator**
 Int Feat: **Bathroom Rough-in,Breakfast Bar,Closet Organizers,Double Vanity,French Door,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**
 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>
Great Room	Main	14`9" x 13`0"
Nook	Main	9`6" x 10`0"
Bedroom - Primary	Upper	14`0" x 14`1"
Bedroom	Upper	10`9" x 9`4"
4pc Bathroom	Upper	10`2" x 5`0"
2pc Bathroom	Main	0`0" x 0`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	13`3" x 9`9"
Bonus Room	Upper	13`6" x 14`1"
Bedroom	Upper	11`5" x 9`4"
5pc Ensuite bath	Upper	14`5" x 8`4"
Den	Main	10`0" x 8`11"
Laundry	Second	6`8" x 5`10"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2311460**

Zoning: **RC1**

Remarks

Pub Rmks: **BRAND NEW HOME by Douglas Homes, Master Builder in Precedence of Riversong. Featuring the Montenegro 4. Located on a quiet private street across the street from central island Park, 9'0" main & basement ceiling, additional side door entry and paved back lane. This gorgeous 3 bedroom, 2 & 1/2 half bath, open floor plan home offers over 2050 sq ft of living space & an unspoiled basement with 9'0" ceiling waiting for your design ideas . Loads of upgraded features in this beautiful, open floor plan. The main floor greets you with a grand glazed 8' front door, soaring 9' ceilings, vaulted foyer to the second floor, oversized windows , & 8' 0" passage doors. Distinctive Engineered Hardwood floors flow through the Foyer, Hall, Great Room, Kitchen & Nook adding a feeling of warmth & style. The Kitchen is completed with an oversized entertainment island (9'6" single level island) & breakfast bar, walk through pantry with 8'0" French Door , Quartz Countertops, 42" Cabinet Uppers accented by drop bulkhead, Pots & Pans Drawers, soft close doors & drawers throughout, new stainless appliance package including Chimney Hood Fan over a Gas Range, built in Microwave in the island, Side Fridge & built-in Dishwasher. The main floor is completed by a Flex Room with Double French Pocket Doors, an expansive, open Great Room and Nook finished with over height windows & Napoleon "Entice" fireplace. Upstairs you'll find a generous Master Bedroom with 5 piece Ensuite including dual Quartz vanities with twin, separate undermounted sinks, free standing 6'0" soaker tub & an oversized 5'0" x 3'0" two sided glass and tile shower complimented by ceramic tile flooring. There is also a well sized walk-in closet from the Ensuite with direct access to the convenient second floor room. The 2nd floor is completed by a spacious, centralized family Loft & 2 good size additional bedrooms. The 2nd & 3rd bedrooms have convenient access to main bath with Quartz countertop, undermounted sink, Tub/Shower combination unit & 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