



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**97 RIVERSONG Boulevard, Cochrane T4C 2T4**

MLS® #: **A2140710**      Area: **Precedence**      Listing Date: **06/12/24**      List Price: **\$529,900**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Cochrane**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **2,260 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,414**  
 Low Sqft:  
 Ttl Sqft: **1,414**

DOM

**96**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Wood Frame**  
 Flooring: **Carpet,Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator**  
 Int Feat: **Closet Organizers,No Animal Home,No Smoking Home,Pantry,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	12`9" x 11`11"	Bedroom	Upper	9`6" x 10`0"
Bedroom	Upper	9`4" x 9`8"	4pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **1812193**  
 Zoning: **MC4**

Remarks

Pub Rmks: **Amazing Townhouse for a fantastic price! These 3 bedroom 1400sqft townhouses are something special. Fee Simple living, that's right, these are not condominium units, so no monthly fees. Fully fenced back yard, landscaped front and back as well as a double detached garage. The inside features an open concept main floor with a central kitchen, large living room and a dining area that opens up to a large exterior rear deck. There is a Large front porch with river Vally views, and quick access to pathways. The upper floor features two large additional bedrooms as well a well appointed master suite. Laundry closet also located upstairs. The basement is full height and will be undeveloped. These homes are currently under construction and will be finished, ready for occupancy in the fall of 2024.**

Inclusions: **N/A**  
Property Listed By: **CIR Realty**

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