



THE
A-TEAM

**RE/MAX
FIRST**

44 PRECEDENCE View, Cochrane T4C 3E2

MLS® #: **A2140846** Area: **Precedence** Listing Date: **06/12/24** List Price: **\$639,900**
 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: **3,569 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,600**
 Low Sqft:
 Ttl Sqft: **1,600**

DOM

174
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 Hood Fan,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, Vinyl Windows, Walk-In Closet(s)
Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected**

Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|--------|----------------|------------------|-------|---------------|
| Great Room | Main | 13`10" x 11`9" | Kitchen | Main | 12`7" x 9`0" |
| Nook | Main | 10`5" x 9`4" | Bonus Room | Upper | 11`1" x 9`3" |
| Bedroom - Primary | Upper | 14`0" x 12`0" | Bedroom | Upper | 10`8" x 10`1" |
| Bedroom | Upper | 10`2" x 11`9" | 4pc Ensuite bath | Upper | 14`5" x 6`3" |
| 4pc Bathroom | Upper | 10`2" x 5`0" | 2pc Bathroom | Main | 0`0" x 0`0" |
| Laundry | Second | 3`11" x 5`10" | | | |

Legal/Tax/Financial

Title: Fee Simple
Legal Desc: 231 1460

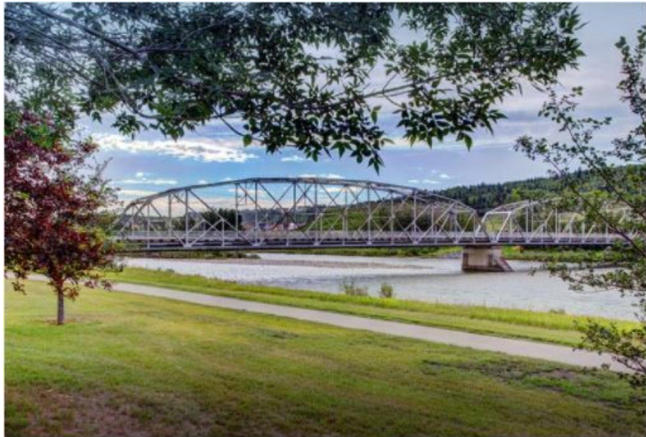
Zoning: R-MX

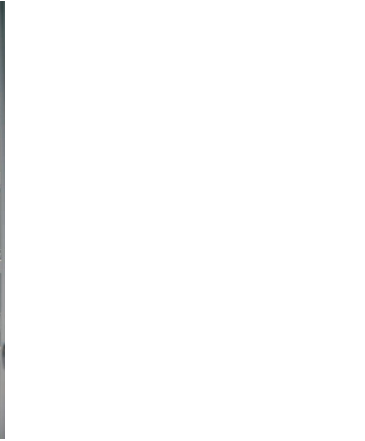
Remarks

Pub Rmks: **BRAND NEW HOME by Douglas Homes, Master Builder in Precedence of Riversong. Featuring the Fairmont with separate side entry on an R-MX zoned home site. Sunny south rear yard with front of home facing onto central island Park, great for families. Parents relax & watch the kids playing from their new front yard. Located on a quiet street with paved back lane at the rear. This gorgeous 3 bedroom, 2 & 1/2 half bath home offers 1600 sq ft of living space. 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, 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 (7'0" single level island) & breakfast bar, roomy closet pantry with 8'0" French Door, Quartz Countertops, 42" Cabinet Uppers accented drop bulkhead, Pots & Pans Drawers, soft close doors & drawers throughout, new stainless appliance package including Side by Side Fridge with Ice & Water Feature, Microwave/Hood Fan combo over the stove, Gas Range, Fridge & built-in Dishwasher. The main floor is completed with an expansive, open Great Room & Nook finished with over height windows & Napoleon "Entice" fireplace. Upstairs you'll find a generous Primary Bedroom with 4 piece Ensuite including dual Quartz vanities with undermounted sinks, oversized 5'0" x 3'0" shower, Linen cubby, & ceramic tile flooring. There is also a nicely sized walk-in closet accessed from the Primary Bedroom. The 2nd floor is completed by a spacious, centralized family Loft & 2 good size additional bedrooms with double door closets. The 2nd & 3rd bedrooms have the convenience of a Jack & Jill main bath with Quartz countertop, undermounted sink & tile flooring. You're certain to love the convenience of the 2nd Laundry Room completed with large access doors, light & 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 features. Note: Front elevation of home & interior photos are for illustration purposes only. Actual elevation style, interior colors/finishes, & upgrades 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











FAIRMONT
 48 Precidence View • Precidence, Cochrane

1600 sq. ft. 5 bedrooms 2.5 bathrooms 22'

FEATURES

- ✓ Basement Side Entry
- ✓ 9' Main Floor Ceiling
- ✓ Upper Floor Loft
- ✓ Quartz Countertops
- ✓ Electric Fireplace
- ✓ Eng. Hardwood Main Floors
- ✓ Upper Floor Laundry
- ✓ Tile to Bath/Laundry
- ✓ Double Sinks to Ensuite
- ✓ Pantry

Floor Plan Details:

- GREAT ROOM: 11'0" x 12'10" (OPEN)
- KITCHEN: 9'0" x 10'0" (OPEN)
- LIVING ROOM: 11'0" x 12'10" (OPEN)
- LOFT: 12'0" x 11'11" (OPEN)
- BRIDGE ROOM: 11'0" x 12'10" (OPEN)
- BRIDGE ROOM #2: 11'0" x 12'10" (OPEN)
- BRIDGE ROOM #3: 11'0" x 12'10" (OPEN)
- BRIDGE ROOM #4: 11'0" x 12'10" (OPEN)
- BRIDGE ROOM #5: 11'0" x 12'10" (OPEN)
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