



THE
A-TEAM

**RE/MAX
FIRST**

248 PRECEDENCE View, Cochrane T4C 2W8

MLS®#: **A2143599** Area: **River Song** Listing Date: **07/05/24** List Price: **\$825,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane** Finished Floor Area
 Year Built: **2022** Abv Sqft: **2,080**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,010 sqft** Ttl Sqft: **2,080**
 Lot Shape:

DOM

73
Layout
 Beds: **6 (4 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Private,See Remarks**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,See Remarks,Washer,Window Coverings**
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`5" x 15`6"	Dining Room	Main	11`5" x 9`7"
Kitchen	Main	11`5" x 13`2"	Pantry	Main	5`2" x 4`9"
Bedroom	Main	10`6" x 10`4"	Entrance	Main	10`3" x 8`5"
Bedroom - Primary	Upper	13`1" x 15`6"	Bedroom	Upper	10`0" x 10`10"
Bedroom	Upper	9`9" x 13`3"	Bonus Room	Upper	14`11" x 13`10"
Laundry	Upper	5`10" x 5`6"	Hall	Upper	8`3" x 5`7"
Family Room	Basement	10`7" x 11`9"	Bedroom	Basement	10`3" x 10`1"

Bedroom	Basement	10`10" x 9`8"	Hall	Basement	13`8" x 15`4"
Furnace/Utility Room	Basement	10`2" x 7`9"	Kitchen	Basement	13`1" x 15`6"
4pc Bathroom	Basement	10`0" x 4`11"	2pc Bathroom	Main	4`11" x 5`0"
5pc Ensuite bath	Upper	9`11" x 15`6"	4pc Bathroom	Upper	6`2" x 10`8"
Walk-In Closet	Upper	5`0" x 6`5"	Walk-In Closet	Upper	5`1" x 6`11"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-MX**
 Legal Desc: **2010087**

Remarks

Pub Rmks: **Welcome to this beautiful 6 bedroom WALKOUT HOME WITH A LEGAL BASEMENT SUITE nestled in the picturesque landscape of Cochrane. This stunning home boasts an array of features designed to elevate your living experience. Step inside to discover a beautifully appointed layout featuring 4+2 bedrooms and 3.5 baths. The main floor delights with 8' doors throughout, enhancing the sense of space and luxury. The kitchen is a chef's dream, equipped with upgraded appliances that blend seamlessly with the stylish cabinetry and countertops. The main floors additionally features a bedroom with a good size window and can also be used as an office - a great space for working at home or a study. Upstairs, the vaulted bonus room offers a perfect retreat to enjoy family time and movies! All bedrooms upstairs feature double blinds, ensuring both privacy and elegance. A standout feature of this property is the WALKOUT BASEMENT, which includes a 2-bedroom Legal suite complete with 9' ceilings and its own furnace. Ideal for extended family or rental income, this Legal suite adds versatility and value to the home and ensures tranquility and privacy with no rear neighbors. Come and experience the breathtaking views of the Bow Valley and majestic mountains and imagine enjoying summer evenings on your deck, soaking in the peaceful natural beauty that surrounds you. The Large windows in this home brings in an abundance of natural light. Additional features include AIR CONDITIONING, a HEATED GARAGE, wired security cameras for peace of mind, and an upgraded light package that enhances the ambiance throughout. Conveniently located near parks and amenities, this home offers the perfect blend of comfort, functionality, and style. Don't miss your opportunity to make this your home!!**

Inclusions: n/a
 Property Listed By: **CIR Realty**

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