



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**205 PRECEDENCE View, Cochrane T4C2W8**

MLS®#: **A2147760**      Area: **Precedence**      Listing Date: **07/08/24**      List Price: **\$827,900**  
 Status: **Active**      County: **Rocky View County**      Change: **-\$12k, 16-Aug**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**      Finished Floor Area  
 Year Built: **2022**      Abv Sqft: **2,195**  
 Lot Sz Ar: **4,517 sqft**      Low Sqft:  
 Lot Shape:      Ttl Sqft: **2,195**

DOM

**70**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **3**

Access:  
 Lot Feat: **Back Yard,Cul-De-Sac,Gentle Sloping**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Tile,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony,BBQ gas line**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Garage Control(s),Microwave,Range Hood,Washer/Dryer,Window Coverings**  
 Int Feat: **Double Vanity,Kitchen Island,Open Floorplan,Stone Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 5`8"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>4`11" x 12`10"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>11`5" x 9`0"</b>	<b>4pc Bathroom</b>	<b>Lower</b>	<b>10`1" x 4`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>16`8" x 13`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>16`5" x 5`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`7" x 19`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`7" x 10`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`11" x 10`7"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`10" x 13`2"</b>
<b>Family Room</b>	<b>Lower</b>	<b>15`3" x 12`11"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2010087**

Zoning:  
**R-MX**

Remarks

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Pub Rmks: **Welcome to 205 Precedence View, fronting onto a beautiful park with views of the valley and a fully fenced and landscaped back yard to just move into and enjoy, no work required. As you pull into the garage you will appreciate the added space you get with the double attached tandem garage. The lower level is fully finished with a rec room and a full bath. As you move to the main floor the kitchen, with a big island and upgraded appliances separate the living area, with the big views of the valley, and the dining room which is open to the back yard. An office and a powder room complete the main area. The Primary retreat has a large walk-in closet, and an upgraded master bath with double vanities, a soaking tub and a large custom tile shower. Two more large bedrooms share another full bath, with the big Laundry room across the hall. A small added second office area completes the upper floor. Precedence is a very beautiful community with many paths connecting you to the full path system for the Town of Cochrane, with easy access to downtown, the rec centre and local highways.**

Inclusions: **N/A**  
Property Listed By: **Royal LePage Benchmark**

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