



THE
A-TEAM

**RE/MAX
FIRST**

263 PRECEDENCE Hill, Cochrane T4C 2J2

MLS®#: **A2162861** Area: **River Song** Listing Date: **09/05/24** List Price: **\$769,900**
 Status: **Active** County: **Rocky View County** Change: **-\$30k, 10-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **3,796 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,083**
 Low Sqft:
 Ttl Sqft: **2,083**

DOM

77
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Environmental Reserve,No Neighbours Behind,Private,Views**
 Park Feat: **Double Garage Attached,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Private Yard**

Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Double Vanity,French Door,High Ceilings,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`9" x 13`6"
Dining Room	Main	10`0" x 9`2"
2pc Bathroom	Main	6`9" x 2`11"
5pc Ensuite bath	Second	14`10" x 8`7"
Bedroom	Second	11`6" x 9`3"
Bonus Room	Second	14`0" x 13`1"
Game Room	Lower	21`9" x 20`0"

Room	Level	Dimensions
Great Room	Main	14`9" x 13`0"
Office	Main	9`11" x 8`10"
Bedroom - Primary	Second	14`3" x 14`0"
Bedroom	Second	10`9" x 9`4"
4pc Bathroom	Second	10`0" x 4`11"
Laundry	Second	6`4" x 5`9"
Bedroom	Lower	10`2" x 9`4"

4pc Bathroom
Furnace/Utility Room

Lower
Lower

8`4" x 4`11"
9`4" x 9`4"

Flex Space

Lower

12`0" x 4`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2111611

Zoning:
R-LD

Remarks

Pub Rmks:

\$30,000 PRICED REDUCTION! RIVERSONG in COCHRANE! Want to live in an amazing new community, BACKING GREENSPACE, NO NEIGHBOURS BEHIND, WALKOUT LOWER LEVEL, with UNOBSTRUCTED VIEWS OF THE BOW RIVER VALLEY & GLENEAGLES, on a QUIET CUL-DE-SAC LOCATION, then this is it! ORIGINAL OWNERS in this incredible property. Fully finished 2 storey and walking distance to many great schools & amenities! EXECUTIVE FINISHINGS throughout including 9' CEILINGS, wide open floor plan, WHITE CEILING HEIGHT SHAKER CABINETRY, engineered hardwood flooring, quartz countertops, walk through pantry, massive island, BUILT-IN MICROWAVE, 5 BURNER GAS RANGE, main floor office, gas fireplace, & huge mudroom. ROD IRON SPINDLE RAILING leads to the upper floor with HUGE BONUS ROOM, 3 large bedrooms including the king sized primary, beautiful 5 PCE ensuite with separate OVERSIZED TILED SHOWER and free standing tub, walk-in closet, 4 PCE spare bathroom, & laundry area. The lower WALKOUT level is beautifully finished with HIGH 9' CEILINGS, a large recreation area, 4th bedroom, 4 PCE bathroom, and good sized mechanical room for storage! The DOUBLE ATTACHED GARAGE is large enough to fit 2 full sized trucks. So many extras in this home - CENTRAL AIR CONDITIONING, 8' interior doors, SMART APPLIANCES, knockdown ceilings, pot lights, the list goes on and on! \$769,900. This property is priced to sell and will not last long!

Inclusions:
Property Listed By:

N/A
RE/MAX Real Estate (Mountain View)

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











