

245 PRECEDENCE View, Cochrane T4C 0W9

MLS®#: **A2169581** Area: **River Song** Listing Date: **09/30/24** List Price: **\$789,000**
 Status: **Active** County: **Rocky View County** Change: **-\$11k, 15-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane** Finished Floor Area
 Year Built: **2022** Abv Sqft: **1,915**
Lot Information Low Sqft:
 Lot Sz Ar: **6,748 sqft** Ttl Sqft: **1,915**
 Lot Shape:

DOM

124
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard, Landscaped, Pie Shaped Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone, Vinyl Siding, Wood Frame**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other** Flooring: **Carpet, Ceramic Tile, Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer**
 Int Feat: **Double Vanity, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Mud Room	Main	28`9" x 23`9"	Pantry	Main	17`3" x 17`9"
Kitchen	Main	39`4" x 50`4"	Living Room	Main	42`5" x 50`7"
Dining Room	Main	34`2" x 21`4"	2pc Bathroom	Main	23`6" x 9`7"
Entrance	Main	15`4" x 26`10"	Bedroom	Second	30`7" x 32`10"
Bedroom	Second	30`4" x 35`10"	Bonus Room	Second	42`1" x 59`1"
Walk-In Closet	Second	38`3" x 20`9"	Bedroom - Primary	Second	42`5" x 48`8"
5pc Ensuite bath	Second	38`3" x 36`8"	4pc Bathroom	Second	30`7" x 16`2"

Laundry
Family Room
4pc Bathroom

Second
Basement
Basement

10`5" x 18`10"
44`10" x 54`5"
28`5" x 16`2"

Bedroom
Flex Space
Other

Legal/Tax/Financial

Basement
Basement
Basement

30`4" x 32`7"
32`10" x 29`3"
33`8" x 32`10"

Title:
Fee Simple
Legal Desc:

2010087

Zoning:
R-MX

Remarks

Pub Rmks:

Visit REALTOR® website for additional information. Stunning, newly built home in the desirable Precedence community. Set on a pie-shaped lot, the exterior features sleek lines & energy-efficient solar panels. Inside, the foyer boasts high ceilings & a built-in bench. The open-concept kitchen has 2-tone cabinetry, quartz counters & stainless steel appliances, with a walk-through pantry for garage access. The entertaining-friendly living area includes engineered hardwood flooring, an electric fireplace & large windows overlooking the landscaped, fenced backyard. Upstairs, enjoy a bonus room, a spacious primary bedroom with a luxurious ensuite & 2 additional bedrooms with laundry access. The finished lower level features a family room, exercise area, 4th bedroom & stylish bath. Highlights include a Kinetico water treatment system, double garage & a back deck with a natural gas line.

Inclusions:
Property Listed By:

N/A
PG Direct Realty Ltd.

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



