

**245 PRECEDENCE View, Cochrane T4C 0W9**

MLS®#: **A2169581** Area: **River Song** Listing **09/30/24** List Price: **\$815,000**  
 Status: **Active** County: **Rocky View County** Change: **-\$10k, 28-Oct** 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

**29**  
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:  
 Heating: **Forced Air** **Stone,Vinyl Siding,Wood Frame**  
 Sewer: Flooring:  
 Ext Feat: **Other** **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	8`9" x 7`3"	Pantry	Main	5`3" x 5`5"
Kitchen	Main	12`0" x 15`4"	Living Room	Main	12`11" x 15`5"
Dining Room	Main	10`5" x 6`6"	2pc Bathroom	Main	7`2" x 2`11"
Entrance	Main	4`8" x 8`2"	Bedroom	Second	9`4" x 10`0"
Bedroom	Second	9`3" x 10`11"	Bonus Room	Second	12`10" x 18`0"
Walk-In Closet	Second	11`8" x 6`4"	Bedroom - Primary	Second	12`11" x 14`10"
5pc Ensuite bath	Second	11`8" x 11`2"	4pc Bathroom	Second	9`4" x 4`11"

**Laundry**  
**Family Room**  
**4pc Bathroom**

**Second**  
**Basement**  
**Basement**

**3`2" x 5`9"**  
**13`8" x 16`7"**  
**8`8" x 4`11"**

**Bedroom**  
**Flex Space**  
**Other**

Legal/Tax/Financial

**Basement**  
**Basement**  
**Basement**

**9`3" x 9`11"**  
**10`0" x 8`11"**  
**10`3" x 10`0"**

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**



