

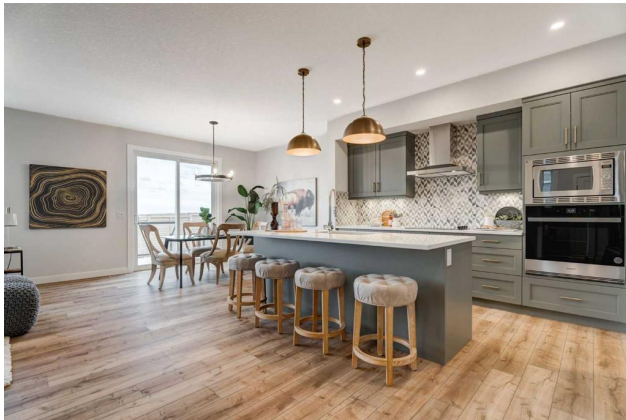


THE
A-TEAM

**RE/MAX
FIRST**

78 PRECEDENCE View, Cochrane T4C 1Y8

MLS®#: **A2171854** Area: **Precedence** Listing Date: **10/09/24** List Price: **\$879,900**
 Status: **Pending** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **3,917 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,285**
 Low Sqft:
 Ttl Sqft: **2,285**

DOM

20
Layout
 Beds: **5 (3 2)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,No Neighbours Behind,Street Lighting,Views**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Electric Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	12`0" x 11`3"
Living Room	Main	14`10" x 14`3"
Bonus Room	Upper	14`10" x 13`2"
Laundry	Upper	8`9" x 5`6"
Mud Room	Main	9`4" x 6`9"
Bedroom	Upper	11`5" x 9`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	10`4" x 10`2"
Office	Main	11`5" x 6`5"
Game Room	Basement	21`1" x 12`4"
Furnace/Utility Room	Basement	15`9" x 12`8"
Bedroom - Primary	Upper	16`6" x 13`5"
Bedroom	Upper	11`5" x 9`10"

Bedroom
3pc Bathroom
4pc Bathroom

Basement
Main
Upper

13`2" x 10`8"
7`11" x 5`0"
11`5" x 4`10"

Bedroom
4pc Bathroom
5pc Ensuite bath

Basement
Basement
Upper

10`9" x 10`3"
8`4" x 10`9"
11`4" x 9`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311460

Zoning:
R-MX

Remarks

Pub Rmks:

Experience the pinnacle of luxury living in this stunning brand-new, never-lived-in home nestled in the highly sought-after Precedence community. Offering breathtaking views of picturesque farmland and the Glenbow Valley, this home boasts a front-facing park and unmatched natural beauty at both ends. Step inside to discover a bright and open-concept layout, accentuated by luxury vinyl plank flooring that flows seamlessly from the living area to the chef-inspired kitchen. The centerpiece of the kitchen is an elegant island with pristine quartz countertops, a breakfast bar, and a stylish tile backsplash that pairs beautifully with the charming sage green cabinetry. Complete with stainless steel appliances and a convenient walk-through pantry, this space is designed for both functionality and style. A mudroom with built-in lockers adds a touch of convenience, connecting directly to the pantry. Whether you need a home office or an additional bedroom, the main-floor offers flexible living options making the space versatile with a 3-piece bathroom nearby. Upstairs, you'll find a generous bonus room—perfect for cozy family gatherings or as a versatile playroom. The master suite is a retreat in itself, featuring a private covered balcony to take in the stunning sunrise views. Relax in the luxurious 5-piece ensuite, complete with a soaker tub, a double vanity, a tiled shower, and a large walk-in closet. The fully finished basement is an entertainer's dream, offering extra living space with wide windows that invite natural light. The rec room is equipped with a wet bar, ideal for hosting guests, along with two more spacious bedrooms and a 4-piece bathroom. Enjoy outdoor living on the full-length deck, the perfect place to unwind and enjoy the peaceful surroundings. With premium finishes and thoughtful design throughout, this home offers the best in modern living. Don't miss your chance to make it yours—schedule your private showing today!

Inclusions:
Property Listed By:

All Lighting Fixtures Attached
eXp Realty

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







