



THE
A-TEAM

**RE/MAX
FIRST**

205 PRECEDENCE View, Cochrane T4C2W8

MLS® #: **A2177891** Area: **Precedence** Listing Date: **11/06/24** List Price: **\$799,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **4,517 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,195**
 Low Sqft:
 Ttl Sqft: **2,195**

DOM

27
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Landscaped**
 Park Feat: **Double Garage Attached,Tandem**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 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,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4` 11" x 5` 8"	5pc Ensuite bath	Upper	11` 5" x 9` 0"
4pc Bathroom	Upper	4` 11" x 12` 10"	4pc Bathroom	Lower	4` 11" x 10` 1"
Bedroom - Primary	Upper	10` 10" x 13` 2"	Bedroom	Upper	10` 7" x 10` 11"
Bedroom	Upper	10` 11" x 10` 7"	Family Room	Lower	15` 3" x 12` 11"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

2010087

R-MX

Remarks

Pub Rmks:

Ready for immediate possession, this beautiful 2 story home with views of the valley and a fully fenced and landscaped back yard is all ready for your Christmas decorations. 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 easy access to downtown, the rec centre and local highways.

Inclusions:

N/A

Property Listed By:

Royal LePage Benchmark

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











