



THE
A-TEAM

**RE/MAX
FIRST**

101 RIVERSONG Boulevard, Cochrane T4C2T4

MLS® #: **A2178693** Area: **Precedence** Listing Date: **11/19/24** List Price: **\$529,900**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Cochrane**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,298 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,415**
 Low Sqft:
 Ttl Sqft: **1,415**

DOM

1
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator**
 Int Feat: **Ceiling Fan(s),Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Recessed Lighting**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`1" x 14`0"	Dining Room	Main	10`9" x 12`1"
Living Room	Main	14`5" x 12`7"	Bedroom - Primary	Upper	12`9" x 11`11"
Bedroom	Main	9`4" x 9`5"	Bedroom	Upper	9`6" x 10`0"
2pc Bathroom	Main		4pc Bathroom	Upper	
4pc Ensuite bath	Upper				

Title:
Fee Simple
Legal Desc:

Zoning:
RC1

2311460

Remarks

Pub Rmks: **Amazing Townhouse for a Tremendous price! These 3 bedroom 1400 sqft townhouses are something special and ready for immediate Possession. Fee Simple living, that's right, these are not condominium units, so no monthly fees. Fully fenced back yard, landscaped front and back as well as a double detached garage, so no scraping your vehicle. The inside features an open concept main floor with a central kitchen, large living room and a dining area that opens up to a large exterior rear deck. There is a Large front porch with river Vally views, and quick access to pathways. The upper floor features two large additional bedrooms as well a well appointed master suite. Laundry closet also located upstairs. The basement is full height and will be undeveloped. Book your private tour today.**

Inclusions:
Property Listed By: **N/A
CIR Realty**

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









