



**3 PRECEDENCE Green, Cochrane T4C 3E2**

MLS®#: **A2183087** Area: **Precedence** Listing Date: **12/14/24** List Price: **\$729,900**  
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 City/Town: **Cochrane**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **5,254 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,191**  
 Low Sqft:  
 Ttl Sqft: **2,191**

DOM

**70**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Corner Lot,Front Yard,Irregular Lot,Street Lighting,Rectangular Lot**  
 Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer: **Public Sewer**  
 Ext Feat: **Private Yard**

Construction: **Composite Siding,Manufactured Floor Joist,Stone,Vinyl Siding,Wood Frame**

Flooring: **Carpet,Ceramic Tile,Hardwood**

Water Source:

**Public**  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Water Heater,Gas Range,Humidifier,Microwave,Range Hood,Refrigerator**  
 Int Feat: **Bathroom Rough-in,Breakfast Bar,Crown Molding,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s),Wired for Data**

Utilities: **Cable Internet Access,Cable Connected,Electricity Connected,Natural Gas Connected,Garbage Collection,Phone Connected,Sewer Connected,Underground Utilities,Water Connected**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Great Room</b>	<b>Main</b>	<b>14`6" x 14`10"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`6" x 12`6"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>10`6" x 9`11"</b>	<b>Den</b>	<b>Main</b>	<b>10`0" x 10`0"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>13`7" x 15`5"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`7" x 15`0"</b>

Bedroom  
Bedroom  
4pc Bathroom

Upper  
Upper  
Upper

9`10" x 10`4"  
11`1" x 10`0"  
0`0" x 0`0"

Bedroom  
5pc Ensuite bath  
2pc Bathroom

Upper  
Upper  
Main

9`10" x 11`5"  
0`0" x 0`0"  
0`0" x 0`0"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

Zoning:  
R-MX

2311460

Remarks

Pub Rmks:

**BRAND NEW HOME by Douglas Homes, Master Builder in Precedence. Featuring the Monte Carlo 7 with 9'0" Basement across the street from a central island park & separate side entry on an R-MX zoned home site for POTENTIAL, future, lower level suite. NOTE: a secondary suite would be subject to approval and permitting by the city/municipality. Located on the corner of a quiet street with an sunny west backyard & paved back lane. This gorgeous 4 bedroom, 2 & 1/2 half bath home offers over 2190 sq ft of living space. Loads of upgraded features in this beautiful, open floor plan. The main floor greets you with grand 8' front door, soaring 9' ceilings, oversized windows , 8' passage doors & Napoleon "Entice" fireplace. Engineered Hardwood floors flow through the Foyer, Hall, Great Room, Kitchen & Nook adding a feeling of warmth & style. The Kitchen is completed with walk through pantry from Mudroom, Quartz Countertops & dual color Cabinets, The Kitchen is completed with new stainless appliance package including Side by Side Fridge with Ice and Water, Built-In Microwave in the island, Gas Range, Chimney Hood Fan & Built-In Dishwasher. For the "Work from home crowd" there is a much sought after PRIVATE, forward Den complete with 8'0" glass French doors. Upstairs you'll find a generous Master with Ensuite with separate, dual Quartz vanities, separate soaker tub, 5' shower, private water closet, all completed with designer tile flooring & large, separate walk-in closet. The 2nd floor is completed by a central Family Loft , three good size additional bedrooms, main bath with Quartz countertop & tile flooring. You'll love the convenience of the 2nd Laundry Room completed with tile floors. This is a very popular plan, great for larger, upscaling families. Beautiful and Elegant! The perfect place for your perfect home with the Perfect Fit. Call today! Photos are from prior build & are reflective of fit, finish & included features. Note: Front elevation of home & interior photos are for illustration purposes only. Actual elevation style, interior design, colors/finishes, & upgrades may be different than shown & the Seller is under no obligation to provide them as such.**

Inclusions:  
Property Listed By:

NA  
Greater Calgary Real Estate

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











**MONTE CARLO 7**  
 3 Precedence Green • Precedence, Cochrane

2191 sq ft 4 bedrooms 2.5 bathrooms 26'

**FEATURES**

- ✓ Corner Lot
- ✓ Treated Wood Deck
- ✓ 9' Main Floor Ceiling
- ✓ Quartz Countertops
- ✓ Electric Fireplace
- ✓ Eng. Hardwood Main Floors
- ✓ Main Floor Flex Room
- ✓ Upper Floor Bonus Room
- ✓ Double Vanities to Ensuite
- ✓ Basement Side Entry