



THE
A-TEAM

**RE/MAX
FIRST**

89 RIVERSONG Boulevard, Cochrane T4C 2T4

MLS®#: **A2184173** Area: **Precedence** Listing Date: **12/20/24** List Price: **\$539,900**
 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: **2,411 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,Front Yard,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator**
 Int Feat: **Closet Organizers,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Stone Counters,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Upper	12`9" x 11`11"
Bedroom	Upper	9`6" x 10`0"
Dining Room	Main	10`9" x 12`1"
4pc Ensuite bath	Upper	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"

Room	Level	Dimensions
Bedroom	Upper	9`4" x 9`5"
Kitchen	Main	11`1" x 14`0"
Living Room	Main	14`5" x 12`7"
4pc Bathroom	Upper	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
RC-1

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







