



THE
A-TEAM

**RE/MAX
FIRST**

93 RIVERSONG Boulevard, Cochrane T4C2T4

MLS®#: **A2187999** Area: **Precedence** Listing Date: **01/15/25** List Price: **\$527,500**
 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: **2,613 sqft**
 Lot Shape:

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

DOM

17
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**
 Park Feat: **Alley Access,Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Private Yard** 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,Vinyl Windows**
 Utilities:

Room Information

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

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
RC1

2311460

Remarks

Pub Rmks: **UNBEATABLE PRICE!!! The Best Value you will find. These 3 bedroom 1400 sqft townhouses are something special and ready for immediate Possession. NOT A CONDO! 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: **N/A**
Property Listed By: **CIR Realty**

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







