

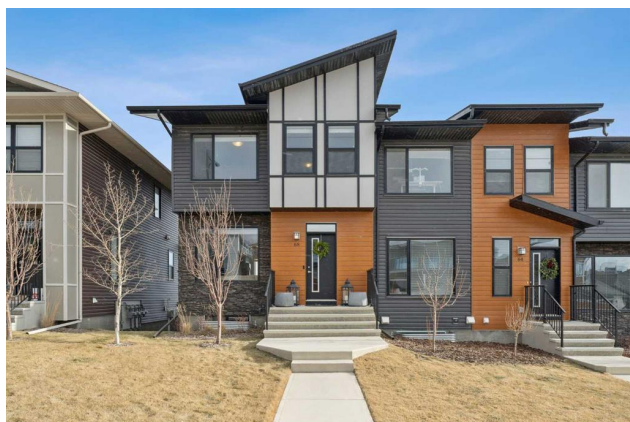


THE
A-TEAM

**RE/MAX
FIRST**

68 PRECEDENCE Way, Cochrane T4C 2T5

MLS®#: **A2188277** Area: **Precedence** Listing Date: **01/19/25** List Price: **\$539,000**
 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: **2021**
Lot Information
 Lot Sz Ar: **2,917 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,426**
 Low Sqft:
 Ttl Sqft: **1,426**

DOM

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

Parking

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

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

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame,Wood Siding**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Double Vanity,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`7" x 4`4"	Dinette	Main	15`0" x 7`2"
Kitchen	Main	13`5" x 12`10"	Living Room	Main	19`0" x 13`0"
4pc Bathroom	Second	9`7" x 4`11"	4pc Ensuite bath	Second	4`10" x 10`8"
Bedroom	Second	9`8" x 12`3"	Family Room	Second	8`11" x 12`6"
Bedroom - Primary	Second	13`9" x 11`11"	4pc Bathroom	Basement	8`2" x 7`2"
Bedroom	Basement	9`9" x 12`3"	Game Room	Basement	14`2" x 22`0"
Furnace/Utility Room	Basement	6`5" x 10`7"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-MD

1812193

Remarks

Pub Rmks: **Discover your dream home in Cochrane's Precedence! This stunning end-unit townhome is a masterpiece of modern comfort and style. Step into sleek laminate flooring that flows seamlessly throughout the main floor, where a bright, west-facing living room bathes in natural light. The upgraded kitchen features stainless steel appliances, including a built-in microwave, and opens onto a sunny deck perfect for your morning coffee. Upstairs, two spacious bedrooms await, including a primary retreat with a walk-in closet and a luxurious 4-piece ensuite. A second 4-piece bathroom, a cozy family room, and convenient laundry complete this level. The fully finished walkout basement offers endless possibilities, boasting a large rec room, a third bedroom, and yet another 4-piece bathroom. Step outside to a private patio and enjoy the convenience of a double detached garage. This is more than a home—it's a lifestyle waiting for you to embrace. Don't miss out!**

Inclusions:
Property Listed By: **N/A**
RE/MAX iRealty Innovations

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







