



THE
A-TEAM

**RE/MAX
FIRST**

217 PRECEDENCE View, Cochrane T4C 2W8

MLS® #: **A2190649** Area: **Precedence** Listing Date: **02/06/25** List Price: **\$770,000**
Status: **Active** County: **Rocky View County** Change: **-\$14k, 29-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **2025**
Lot Information
Lot Sz Ar: **6,544 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,173**
Low Sqft:
Ttl Sqft: **2,173**

DOM

73
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:
Lot Feat: **Back Yard,Cul-De-Sac**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Stone,Vinyl Siding**
Flooring: **Carpet,Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Built-in Features,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`6" x 4`9"	Den	Main	7`10" x 7`0"
Dining Room	Main	16`7" x 13`3"	Foyer	Basement	7`3" x 11`1"
Kitchen	Main	16`8" x 14`3"	Living Room	Main	18`10" x 15`5"
4pc Bathroom	Upper	12`7" x 4`11"	5pc Ensuite bath	Upper	11`3" x 14`8"
Bedroom	Upper	12`9" x 10`10"	Bedroom	Upper	12`9" x 10`10"

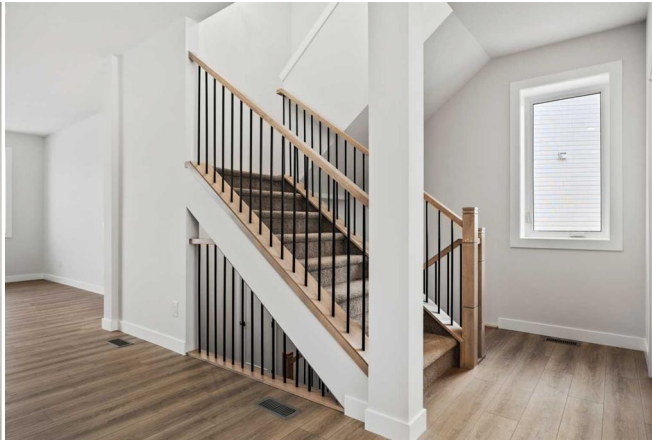
Laundry	Upper	7`10" x 6`4"	Bedroom - Primary Legal/Tax/Financial	Upper	13`2" x 12`8"
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Title: Fee Simple Legal Desc:		Zoning: 0			
	13			Remarks	

Pub Rmks:	<p>Welcome to this beautiful 3-bedroom, 2.5-bathroom new build with a LARGE backyard, perfectly situated in a CUL-DE-SAC in the sought-after community of Precedence in Cochrane. With breathtaking views of Glenbow Ranch Provincial Park, this home offers a perfect blend of modern design and natural beauty. Step inside the main level, where you are greeted by rich luxury vinyl flooring. From here, you can either head upstairs to the main living area or downstairs to the attached double-car garage and unfinished basement. On the first level, the open-concept design seamlessly connects the kitchen, dining, and living areas, creating a welcoming and functional space. The stylish kitchen is equipped with brand-new built-in appliances, a spacious kitchen island, and elegant quartz countertops. The beautiful cabinetry complements the neutral tones throughout the home. The living room features a cozy built-in gas fireplace and a contemporary light fixture that adds warmth to the space. Step outside to the OVERSIZED BACKYARD, complete with a deck and a convenient BBQ gas line—perfect for entertaining. Completing this level is a well-appointed 2-piece bathroom. Upstairs, plush carpet flooring leads you to three generously sized bedrooms and two full bathrooms. The two secondary bedrooms are ideal for children, guests, or a home office. The primary suite is a true retreat, featuring a large window that fills the space with natural light and offers serene backyard views. The spacious walk-in closet includes built-in organizers for added convenience and the luxurious 5-piece ensuite features elegant tile flooring, a double vanity, and quartz countertops, creating a spa-like atmosphere. The unfinished basement provides endless possibilities, allowing you to design a space that suits your needs—whether it’s a recreation room, home office, gym, or additional living area. Located in Cochrane’s vibrant Precedence community, this home is just minutes from downtown Cochrane, with easy access to Calgary and the Rocky Mountains. Residents can enjoy nearby walking paths along the Bow River, as well as close proximity to schools, shopping centers, and other amenities. Don’t miss your opportunity to make this incredible property your own!</p>				
Inclusions:	None				
Property Listed By:	eXp Realty				

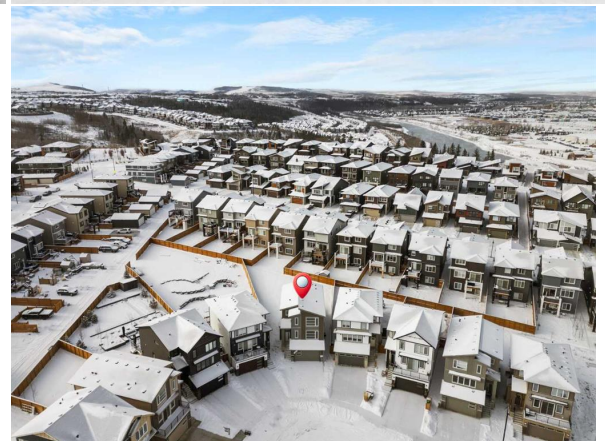
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

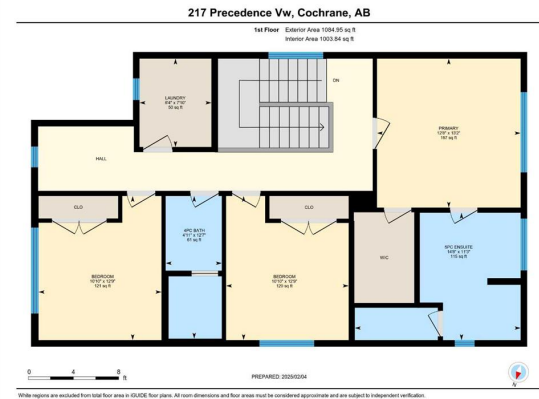
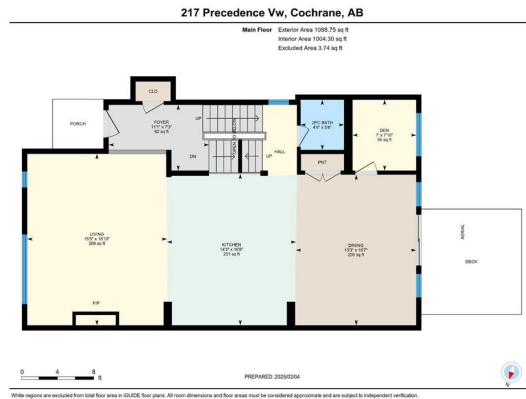












217 Precedence Vw, Cochrane, AB

Basement (Below Grade) Exterior Area 723.35 sq ft
Interior Area 652.39 sq ft
Excluded Area 422.12 sq ft



PREPARED: 2020/02/04



Notes: Figures are excluded from total floor area in GDSDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.