



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**136 PRECEDENCE View, Cochrane T4C2W7**

MLS® #: **A2195753** Area: **Precedence** Listing Date: **02/22/25** List Price: **\$759,900**  
Status: **Active** County: **Rocky View County** Change: **-\$10k, 25-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Cochrane**  
Year Built: **2021**  
Lot Information  
Lot Sz Ar: **3,726 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,071**  
Low Sqft:  
Ttl Sqft: **2,071**

DOM

**57**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Low Maintenance Landscape,No Neighbours Behind**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air,Zoned**  
Sewer:  
Ext Feat: **Balcony,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Humidifier,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Bathroom Rough-in,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Storage,Sump Pump(s),Suspended Ceiling,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`8" x 5`3"
Foyer	Main	7`7" x 8`2"
Living Room	Main	11`4" x 15`2"
5pc Ensuite bath	Upper	10`4" x 11`11"
Bedroom	Upper	10`1" x 12`0"
Walk-In Closet	Upper	10`3" x 5`10"

Room	Level	Dimensions
Dining Room	Main	11`7" x 10`3"
Kitchen	Main	11`7" x 15`6"
4pc Bathroom	Upper	8`8" x 4`11"
Bedroom	Upper	10`1" x 9`10"
Bedroom - Primary	Upper	12`0" x 14`10"
Family Room	Upper	17`11" x 13`5"

Laundry	Upper	8`8" x 5`6"	Furnace/Utility Room Legal/Tax/Financial	Basement	6`9" x 7`7"
Title: <b>Fee Simple</b> Legal Desc:		Zoning: <b>R-MX</b>			
	<b>2010087</b>			Remarks	
Pub Rmks:	<b>WALKOUT   MODERN FINISHES   CENTRAL AIR   ZONED HEATING</b> Welcome home to 136 Precedence View. This modern finished home is practically brand new and seeking new owners to call it HOME. With a bright, open layout there is a very welcoming feel as soon as you walk through the front door. Oversized windows and a beautiful full-length deck with stairs, give way to an unobstructed view. The kitchen has a perfect flow with its walkthrough pantry, large quartz island, and plenty of room to entertain. The living room features a gas fireplace and another large window to provide lots of natural light to the main floor living area. As you embark up the iron-spindled stairwell, you will find a large bonus room with a barn door, two generous sized bedrooms, a four-piece bath, and an amazing primary suite with a stunning five-piece ensuite with a barn door for separation. The ensuite bath provides relief after a long day. Offering a soaker tub, a large shower, two separated sinks, and a huge walk-in closet. Completing the upper level is laundry with storage. The undeveloped WALKOUT features elements that will set you up if having a legal suite is what you are after. With ZONED heating, sound-proofing, and fire retardant panels being completed, the current owners took great care in ensuring mechanicals were kept together so future basement development would have a great layout. Wood is in the basement for future expansion of the lower deck and the backyard is currently landscaped with rock. If you are looking for an almost brand new home that is fenced and landscaped with CENTRAL AIR, then look no further. The double car garage also offers extra storage to keep your belongings safe and sound. Book your viewing today.				
Inclusions: Property Listed By:	<b>Wood in basement for lower level deck</b> <b>First Place Realty</b>				

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























