

**263 Precedence Hill  
Cochrane, Alberta**

**MLS # A2162861**



**\$769,900**

<b>Division:</b>	River Song		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,083 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated, Oversized		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, No Neig		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, See Remarks, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, French Door, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**\$30,000 PRICED REDUCTION! RIVERSONG in COCHRANE!** Want to live in an amazing new community, **BACKING GREENSPACE, NO NEIGHBOURS BEHIND, WALKOUT LOWER LEVEL,** with **UNOBSTRUCTED VIEWS OF THE BOW RIVER VALLEY & GLENEAGLES,** on a **QUIET CUL-DE-SAC LOCATION,** then this is it! **ORIGINAL OWNERS** in this incredible property. Fully finished 2 storey and walking distance to many great schools & amenities! **EXECUTIVE FINISHINGS** throughout including **CEILINGS,** wide open floor plan, **WHITE CEILING HEIGHT SHAKER CABINETRY,** engineered hardwood flooring, quartz countertops, walk through pantry, massive island, **BUILT-IN MICROWAVE, 5 BURNER GAS RANGE,** main floor office, gas fireplace, & huge mudroom. **ROD IRON SPINDLE RAILING** leads to the upper floor with **HUGE BONUS ROOM,** 3 large bedrooms including the king sized primary, beautiful 5 **PCE** ensuite with separate **OVERSIZED TILED SHOWER** and free standing tub, walk-in closet, 4 **PCE** spare bathroom, & laundry area. The lower **WALKOUT** level is beautifully finished with **HIGH CEILINGS,** a large recreation area, 4th bedroom, 4 **PCE** bathroom, and good sized mechanical room for storage! The **DOUBLE ATTACHED GARAGE** is large enough to fit 2 full sized trucks. So many extras in this home - **CENTRAL AIR CONDITIONING,** interior doors, **SMART APPLIANCES,** knockdown ceilings, pot lights, the list goes on and on! **\$769,900.** This property is priced to sell and will not last long!