

245 Precedence View
Cochrane, Alberta

MLS # A2169581



\$815,000

Division:	River Song		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,916 sq.ft.	Age:	2022 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Visit REALTOR® website for additional information. Stunning, newly built home in the desirable Precedence community. Set on a pie-shaped lot, the exterior features sleek lines & energy-efficient solar panels. Inside, the foyer boasts high ceilings & a built-in bench. The open-concept kitchen has 2-tone cabinetry, quartz counters & stainless steel appliances, with a walk-through pantry for garage access. The entertaining-friendly living area includes engineered hardwood flooring, an electric fireplace & large windows overlooking the landscaped, fenced backyard. Upstairs, enjoy a bonus room, a spacious primary bedroom with a luxurious ensuite & 2 additional bedrooms with laundry access. The finished lower level features a family room, exercise area, 4th bedroom & stylish bath. Highlights include a Kinetico water treatment system, double garage & a back deck with a natural gas line.