

\$779,000 - 245 Precedence View, Cochrane

MLS® #A2169581

\$779,000

4 Bedroom, 4.00 Bathroom, 1,916 sqft
Residential on 0.15 Acres

River Song, Cochrane, Alberta

Visit REALTOR® website for additional information. Welcome to this stunning 2022-built home in the sought-after Precedence community, where modern design meets functional luxury. Situated on a massive pie-shaped lot, the striking exterior features sleek lines, solar panels, and eye-catching architecture. Inside, high ceilings, open railings, and a built-in bench create an inviting foyer. The open-concept kitchen and dining area impress with two-tone cabinetry, quartz countertops, a gas stove, a walk-through pantry, and a floor-to-ceiling tile upgrade. The living area, with its electric fireplace and oversized windows, flows seamlessly to the oversized deck and fully landscaped backyard, complete with a custom shed offering tons of additional storage. Upstairs, a bright bonus room leads to the spacious primary suite, boasting a spa-like ensuite with heated floors, double quartz sinks, a steam shower, a soaker tub, and a walk-in closet. Two additional bedrooms and an upper-level laundry complete the space. The finished lower level offers a family room, exercise area, fourth bedroom, and stylish full bath. Experience the benefits of sustainable living with this brand-new solar home system, designed to significantly reduce your electricity costs, providing long-term savings and energy independence in Cochrane's sunny climate! Additional perks include quick access to the river and trail system, a Kinetico water softener, a radon mitigation system, a double



attached garage with mezzanine for storage, a gas line for the deck, and hot/cold backyard water access. This expansive lot and meticulously upgraded home is a rare find!

Built in 2022

Essential Information

MLS® #	A2169581
Price	\$779,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,916
Acres	0.15
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	245 Precedence View
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0W9

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	4

Interior

Interior Features	Double Vanity, Walk-In Closet(s), High Ceilings, Kitchen Island, Pantry
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Microwave, Range
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 30th, 2024
Days on Market	163
Zoning	R-MX

Listing Details

Listing Office	PG Direct Realty Ltd.
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