

# \$635,900 - 44 Precedence View, Cochrane

MLS® #A2201907

**\$635,900**

3 Bedroom, 3.00 Bathroom, 1,600 sqft  
Residential on 0.08 Acres

Precedence, Cochrane, Alberta

IMMEDIATE POSSESSION - LAST PHASE - BRAND NEW HOME by Douglas Homes, Master Builder in Precedence of Riversong. Featuring the Fairmont with separate side entry on an R-MX zoned home site. Sunny south rear yard with front of home facing onto central island Park, great for families. Parents relax & watch the kids playing from their new front yard. Last chance to buy a Brand New Home in Precedence!

Located on a quiet street with paved back lane at the rear. This gorgeous 3 bedroom, 2 & 1/2 half bath home offers 1600 sq ft of living space. Loads of upgraded features in this beautiful, open floor plan. The main floor greets you with a grand glazed 8' front door, soaring 9' ceilings, oversized windows, & 8' 0" passage doors. Distinctive Engineered Hardwood floors flow through the Foyer, Hall, Great Room, Kitchen & Nook adding a feeling of warmth & style. The Kitchen is completed with an oversized entertainment island (7'0" single level island) & breakfast bar, roomy closet pantry with 8'0" French Door, Quartz Countertops, 42" Cabinet Uppers accented drop bulkhead, Pots & Pans Drawers, soft close doors & drawers throughout, new stainless appliance package including Side by Side Fridge with

Ice & Water Feature, Microwave/Hood Fan combo over the stove, Gas Range, Fridge & built-in Dishwasher. The main floor is completed with an expansive, open Great Room & Nook finished with over height



windows & Napoleon "Entice" fireplace. Upstairs you'll find a generous Primary Bedroom with 4 piece Ensuite including dual Quartz vanities with undermounted sinks, oversized 5'0" x 3'0" shower, Linen cubby, & ceramic tile flooring. There is also a nicely sized walk-in closet accessed from the Primary Bedroom. The 2nd floor is completed by a spacious, centralized family Loft & 2 good size additional bedrooms with double door closets. The 2nd & 3rd bedrooms have the convenience of a Jack & Jill main bath with Quartz countertop, undermounted sink & tile flooring. You're certain to love the convenience of the 2nd Laundry Room completed with large access doors, light & tile flooring. This is a very popular plan, great for young families or for the sizing down crowd. Spacious, Beautiful and Elegant! The perfect place for your perfect home with the Perfect Fit. Call today! Photos are from prior build & are reflective of fit, finish & included features. Note: Front elevation of home & interior photos are for illustration purposes only. Actual elevation style, interior colors/finishes, & upgrades may be different than shown & the Seller is under no obligation to provide them as such.

Built in 2024

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2201907  |
| Price          | \$635,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,600     |
| Acres          | 0.08      |
| Year Built     | 2024      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 44 Precedence View |
| Subdivision | Precedence         |
| City        | Cochrane           |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T4C 3E2            |

### **Amenities**

|                |  |
|----------------|--|
| Utilities      | Electricity Connected, Natural Gas Connected, Water Connected, Cable Connected, Phone Connected, Sewer Connected |
| Parking Spaces | 4  |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated   |
| # of Garages   | 2  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Bathroom Rough-in, Breakfast Bar, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Low Flow Plumbing Fixtures |
| Appliances        | Dishwasher, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Electric Water Heater, Humidifier   |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric, Great Room, Blower Fan, Decorative  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Yard, City Lot, Front Yard, Interior Lot, Rectangular Lot, Street |

|              |   |
|--------------|---|
|              | Lighting, Views   |
| Roof         | Asphalt Shingle   |
| Construction | Composite Siding, Manufactured Floor Joist, Stone, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 12th, 2025 |
| Days on Market | 23               |
| Zoning         | R-MX             |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | Greater Calgary Real Estate |
|----------------|-----------------------------|

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