



# 38 Precedence Glen Cochrane Alberta

\$547,000

3 BEDROOMS | QUARTZ COUNTERTOPS | HARDWOOD | FIREPLACE Welcome to Precedence one of Cochrane's newest communities in the established area of Riversong. Here you will find a stunning home offering 3 Bedrooms + 2.5 Baths, and upgrades that include Quartz countertops throughout, hardwood on the main floor, and tile in the bathrooms. This home boasts an open floor plan and features 9 ft. ceilings on the main floor. The great room is spacious and offers comfort with the focal point of the wall mounted fireplace. The kitchen is centrally located offering lots of workspace for the gourmet chef in your family and even offers a built in coffee station if you prefer, quartz counter tops, an island and corner pantry. For your convenience there is a 2 pc bathroom finishing off the main level. The carpeted upper level features a spacious primary bedroom with 4 pc ensuite (Dual sinks) and walk in closet. Also on this level are the other two bedrooms and a 4 piece main bath. This home is close to all amenities, schools, eateries. Perfect for your family. The basement is unfinished with a wide-open space leaving you to develop to your desire. This home is truly a must see. Schedule your showing today, to see why Living in Cochrane is Loving where you Live! (id:6769)

Other 18.08 Ft x 33.42 Ft  
2pc Bathroom 5.33 Ft x 5.00 Ft  
Dining room 12.67 Ft x 7.58 Ft  
Kitchen 14.92 Ft x 13.50 Ft  
Living room 13.00 Ft x 14.17 Ft

4pc Bathroom 9.33 Ft x 5.00 Ft  
4pc Bathroom 6.50 Ft x 11.00 Ft  
Bedroom 9.33 Ft x 9.92 Ft  
Bedroom 9.42 Ft x 12.25 Ft  
Primary Bedroom 12.25 Ft x 12.58 Ft

Listing Presented By:



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Royal LePage Benchmark

<https://leahrealestate.ca/>



See

**Mirror**

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