



# 44 Precedence View Cochrane Alberta

\$639,900

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 Kid's Park, great for families. Parents relax & watch the kids playing from their new front yard. 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. Y...

Laundry room 3.92 Ft x 5.83 Ft  
 Great room 13.83 Ft x 11.75 Ft  
 Kitchen 12.58 Ft x 9.00 Ft  
 Other 10.42 Ft x 9.33 Ft  
 2pc Bathroom .00 Ft x .00 Ft  
 Bonus Room 11.08 Ft x 9.25 Ft

Primary Bedroom 14.00 Ft x 12.00 Ft  
 Bedroom 10.67 Ft x 10.08 Ft  
 Bedroom 10.17 Ft x 11.75 Ft  
 4pc Bathroom 14.42 Ft x 6.25 Ft  
 4pc Bathroom 10.17 Ft x 5.00 Ft

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