



98 Precedence View Cochrane Alberta

\$719,900

SEPTEMBER 9, 2024 POSSESSION DATE - CONFIRMED BY THE BUILDER. UNOBSTRUCTED BOW RIVER VALLEY VIEWS FROM THE BACK. BRAND NEW HOME by Douglas Homes, Master Builder in Precedence of Riversong. Featuring the Montenegro 4 with 9'0" main floor & 9' 0" Sunshine basement with side entry and RMX Zoning. Located on a quiet street with Unobstructed Bow River Valley views from the back of the home, main & second floors, and no rear neighbours. The backyard is completed by a developer built fence at rear property line . This gorgeous 3 bedroom, 2 & 1/2 half bath home offers over 2000 sq ft of living space & an unspoiled Sunshine basement with 9'0" ceilings waiting for your design ideas - POTENTIAL of a lower level suite? NOTE: a secondary suite would be subject to approval and permitting by the city/municipality. 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, vaulted foyer to the second floor, 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 (9'6" single level island) & breakfast bar, walk through pantry with 8'0" French Door , Quartz Countertops, 42" Cabinet Uppers accented by drop bulkhead, Pots & Pans Drawers, soft close doors & drawers throughout, new stainless appliance package including Chimney Hood Fan over a Gas Range, built in Microwave in the island, Side by Side Fridge with Ice & Water, & built-in Dishwasher. The main floor is completed by a Flex Room with Double French Pocket Doors, an expansive, open Great Room and Nook finished with over height windows & Napoleon "Entice" fireplace. Upstairs you'll find a generous Master Bedroom with 5 piece Ensuite including dual Quartz vanities w...

Laundry room 6.67 Ft x 5.83 Ft
 Great room 14.75 Ft x 13.00 Ft
 Kitchen 13.25 Ft x 9.75 Ft
 Other 9.50 Ft x 10.00 Ft
 Den 10.00 Ft x 8.92 Ft
 2pc Bathroom .00 Ft x .00 Ft

Bonus Room 13.50 Ft x 14.08 Ft
 Primary Bedroom 14.00 Ft x 14.08 Ft
 Bedroom 11.42 Ft x 9.33 Ft
 Bedroom 10.75 Ft x 9.33 Ft
 5pc Bathroom 14.42 Ft x 8.33 Ft
 4pc Bathroom 10.17 Ft x 5.00 Ft

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