



# 102 Precedence View Cochrane Alberta

\$689,900

BRAND NEW HOME by Douglas Homes, Master Builder in Precedence of Riversong. Featuring the Mount Rundle, Show Home model, with 3rd side entry & R-MX zoning for the potential lower level suite. Located on a quiet street across the street from an island Kids Park offering Unobstructed Bow River Valley views from the rear of the main & second floors, and no rear neighbours. The backyard is completed by a developer wooden fence at the rear property line. This gorgeous 3 bedroom, 2 & 1/2 half bath home offers over 2020 sq ft of living space, main floor Flex Room/Den with closet, second floor Loft & unspoiled, 9'0" sunshine basement waiting for your design ideas. 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 (single level island) & breakfast bar, Walk-In pantry with 8'0" French Door, Quartz Countertops, 42" Cabinet Uppers accented by crown moldings, 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, Fridge & built-in Dishwasher. The main floor is completed by a Flex Room/Den (includes closet) with 8'0" tall Double French 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 with twin, separate undermounted sinks, twinned & separated WIC's, 6'0" soaker tub & an oversized 5'0" x 3'0" tiled wall shower complimented by ceramic tile flooring. The 2nd floor is completed ...

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

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
 GREATER CALGARY REAL ESTATE

<https://agent403yyc.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW, Calgary, AB,

Phone: 403-259-4141  
 darylcarlson@shaw.ca