



263 Precedence Hill Cochrane Alberta

\$799,900

JUST LISTED - RIVERSONG in COCHRANE! Want to live in an amazing new community, BACKING GREENSPACE, NO NEIGHBOURS BEHIND, WALKOUT LOWER LEVEL, with UNOBSTRUCTED VIEWS OF THE BOW RIVER VALLEY & GLENEAGLES, on a QUIET CUL-DE-SAC LOCATION, then this is it! ORIGINAL OWNERS in this incredible property. Fully finished 2 storey and walking distance to many great schools & amenities! EXECUTIVE FINISHINGS throughout including 9' CEILINGS, wide open floor plan, WHITE CEILING HEIGHT SHAKER CABINETS, engineered hardwood flooring, quartz countertops, walk through pantry, massive island, BUILT-IN MICROWAVE, 5 BURNER GAS RANGE, main floor office, gas fireplace, & huge mudroom. ROD IRON SPINDLE RAILING leads to the upper floor with HUGE BONUS ROOM, 3 large bedrooms including the king sized primary, beautiful 5 PCE ensuite with separate OVERSIZED TILED SHOWER and free standing tub, walk-in closet, 4 PCE spare bathroom, & laundry area. The lower WALKOUT level is beautifully finished with HIGH 9' CEILINGS, a large recreation area, 4th bedroom, 4 PCE bathroom, and good sized mechanical room for storage! The DOUBLE ATTACHED GARAGE is large enough to fit 2 full sized trucks. So many extras in this home - CENTRAL AIR CONDITIONING, 8' interior doors, SMART APPLIANCES, knockdown ceilings, pot lights, ceiling speakers throughout the home with wireless charging wall pads, the list goes on and on! \$799,900. This property is priced to sell and will not last long! (id:6769)

Primary Bedroom 14.25 Ft x 14.00 Ft	4pc Bathroom 8.33 Ft x 4.92 Ft
5pc Bathroom 14.83 Ft x 8.58 Ft	Other 12.00 Ft x 4.42 Ft
Bedroom 10.75 Ft x 9.33 Ft	Furnace 9.33 Ft x 9.33 Ft
Bedroom 11.50 Ft x 9.25 Ft	Kitchen 13.75 Ft x 13.50 Ft
4pc Bathroom 10.00 Ft x 4.92 Ft	Great room 14.75 Ft x 13.00 Ft
Bonus Room 14.00 Ft x 13.08 Ft	Dining room 10.00 Ft x 9.17 Ft
Laundry room 6.33 Ft x 5.75 Ft	Office 9.92 Ft x 8.83 Ft
Recreational, Games room 21.75 Ft x 20.00 Ft	2pc Bathroom 6.75 Ft x 2.92 Ft
Bedroom 10.17 Ft x 9.33 Ft	

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Listing Presented By:



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