



# 36 Precedence View Cochrane Alberta

\$659,900

BRAND NEW HOME by Douglas Homes, Master Builder in Precedence of Riversong. Located on a quiet, private street across the street from central island Children's Park, south back yard with paved back lane, and additional side door entry. Featuring the Madison 2 with 2nd floor, central family Loft, and separate side entry on an R-MX zoned home site for POTENTIAL future lower level suite. NOTE: a secondary suite would be subject to approval and permitting by the city/municipality. Facing onto a central Kid's Park this home is great for families as parents can relax & watch the kids playing from your new front yard. This gorgeous 3 bedroom, 2 & 1/2 half bath home offers over 1750 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 and Water, Gas Range, Microwave/Hood Fan combo over the stove & built-in Dishwasher. The main floor is completed with an expansive, open Great Room & Nook finished with over height windows & Napoleon "Entice" fireplace. Ascending the second floor there is a large "U" shaped staircase complimented by black metal spindle railing naturally light by a large window. Upstairs you'll find a generous Primary Bedroom with 5 piece Ensuite including dual, separate, Quartz vanities with undermounted sinks, oversized 4'0" x 3'0" ...

Laundry room .00 Ft x .00 Ft  
 Great room 14.00 Ft x 13.50 Ft  
 Kitchen 13.08 Ft x 9.50 Ft  
 Other 10.42 Ft x 10.50 Ft  
 2pc Bathroom .00 Ft x .00 Ft  
 Bonus Room 13.00 Ft x 14.08 Ft

Primary Bedroom 14.00 Ft x 12.25 Ft  
 Bedroom 10.00 Ft x 10.33 Ft  
 Bedroom 10.00 Ft x 10.00 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 4pc Bathroom .00 Ft x .00 Ft

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

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