

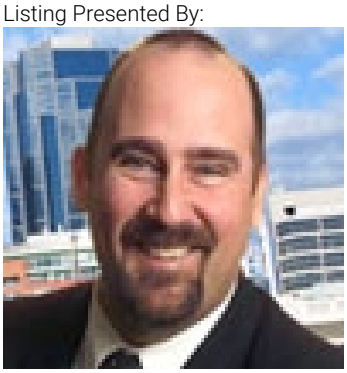
63 Precedence Link Cochrane Alberta

$499,999

Welcome home to this beautifully maintained home in Precedence, in Riversong! Offering 1517 square feet of thoughtfully designed living space, this home features 3 bedrooms & 2 and a half bathrooms. Ideal for entertaining, this property features an open-concept main floor with engineered hardwood flooring, a well appointed kitchen with quartz countertops & ample cupboard space, that flows seamlessly into the dining and living areas. Recent updates include NEW FRONT WINDOWS (August 2026), fresh paint inside & newly painted front deck. Upstairs you'll find three comfortably sized bedrooms, including a spacious primary bedroom with a walk-in closet and 4 piece ENSUITE bathroom, with the laundry room conveniently located just steps away from the bedrooms. The unfinished basement (688 sq ft) provides excellent potential and is ready for your vision- create additional living space, a home gym, office or recreation room, whatever best suits your needs! Outside, enjoy the oversized deck & spacious backyard, with back alley access, a LARGE parking pad & beautiful VIEWS OF COCHRANE. Plenty of space for vehicles or to park the trailer/RV. Future PLAYGROUND coming soon to the neighbourhood! Situated in a quiet family-friendly neighbourhood close to schools, walking paths, green space, dog parks, the Bow River & many amenities, this home offers the perfect blend of comfort & convenience in one of Cochrane's desired communities. (id:6769)

Storage 31.75 Ft x 19.83 Ft
Other 3.75 Ft x 5.83 Ft
Dining room 6.92 Ft x 14.50 Ft
Kitchen 15.50 Ft x 11.42 Ft
Living room 15.50 Ft x 12.67 Ft
Other 6.42 Ft x 4.83 Ft
Bedroom 10.00 Ft x 9.92 Ft
Bedroom 9.42 Ft x 10.67 Ft
Primary Bedroom 13.25 Ft x 11.67 Ft
Laundry room 3.67 Ft x 6.50 Ft
4pc Bathroom 6.33 Ft x 7.92 Ft
4pc Bathroom 8.17 Ft x 8.92 Ft
Other 4.92 Ft x 7.17 Ft

Listing Presented By:



Originally Listed by:
First Place Realty

RE/MAX Realty Professionals

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