

# 176 Precedence View Cochrane, Alberta

**MLS # A2213361**


# \$799,000

<b>Division:</b>	Precedence		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,100 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

\*\*\*\*OPEN HOUSE SUNDAY May 4th 12-5pm.\*\*\*\* This FORMER SHOWHOME is an Incredibly luxurious home built by AWARD WINNING RENOVIA HOMES in the highly regarded community Precedence in RiverSong! Great investment opportunity as this home is priced well below what a new build will cost. This 4 bedroom, 2 storey WALK OUT home boasts upgrades everywhere and stunning VIEWS! Extremely well thought out layout which provides a very efficient use of space and provides loads of natural light. Entering this home you will immediately notice the bright open layout and the large windows providing beautiful views of GLENBOW RANCH PROVINCIAL PARK and the BOW RIVER. To show off this masterpiece Renova has upgrades everywhere. What sets this listing apart? The views for sure!, CENTRAL AIR CONDITIONING, 7 minutes to 5th avenue entry to DT Cochrane, upgraded back splash, Landscaped!!, FULLY FINISHED LOWER LEVEL. It's a WALK OUT with 4 piece bath, 4th bedroom, gym, bar and games area, upgraded premium vinyl siding, Pine feature wall in Primary bedroom, upgraded higher end quartz countertops, 3 min to Spray Lakes Sawmill family sports centre, Almost 2800SF of developed living space, upgraded appliance package, 2 minutes to Bow Valley High School.