

\$979,900 - 115 Precedence Hill, Cochrane

MLS® #A2224096

\$979,900

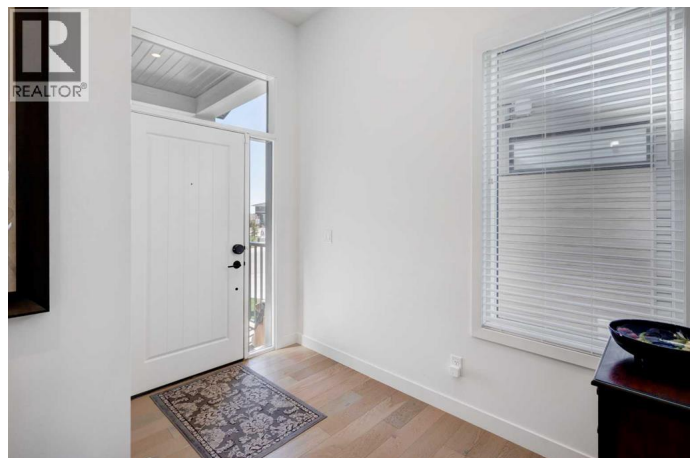
3 Bedroom, 3.00 Bathroom, 2,628 sqft

Single Family on 0.11 Acres

River Song, Cochrane, Alberta

Step into Luxury and Sophistication where the landscaping is finished and the location is private backing west onto a ravined green space with fabulous mountain views and steps to walking/bike paths. Over 2600sq.ft. above grade and a large unfinished lower level with 1000sq.ft. more. Open main floor layout with engineered oak hardwood, gourmet kitchen with waterfall quartz island, premium stainless steel appliances with a 5 burner gas stove, fridge with ice maker water dispenser inside. The living room features a contemporary horizontal gas fireplace and adjacent to the dining space with oversized patio doors opening to the professionally landscaped yard. Yard also has two natural gas hookups one for your bbq and the other for your fire pit for your convenience. The main floor also offers a functional office space, spacious mud room, powder room, pantry and coffee station. The upper level provides a large bonus room perfect for family movie night/retreat with the primary boasting views, large walk-in closet and luxurious spa-like ensuite with chevron inspired tile, glass shower, soaker tub, dual vanities and make-up station. Two additional rooms, laundry and 5-piece bath also on the upper level. All with tankless hot water tank and newer to the property a water softener and A/C with 3 zones working along with furnace. Worth a visit it even looks better in person! (id:6289)

Built in 2020



Essential Information

Listing #	A2224096
Price	\$979,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,628
Acres	0.11
Year Built	2020
Type	Single Family
Sub-Type	Freehold

Community Information

Address	115 Precedence Hill
Subdivision	River Song
City	Cochrane
Province	Alberta
Postal Code	T4C2T6

Amenities

Features	PVC window, No neighbours behind, Closet Organizers
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Water softener, Range - Gas, Dishwasher, Microwave, Washer & Dryer, Water Heater - Tankless
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped, Lawn
Foundation	Poured Concrete

Listing Details

Listing Office

TREC The Real Estate Company



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