

# \$719,900 - 253 Precedence View, Cochrane

MLS® #A2262018

**\$719,900**

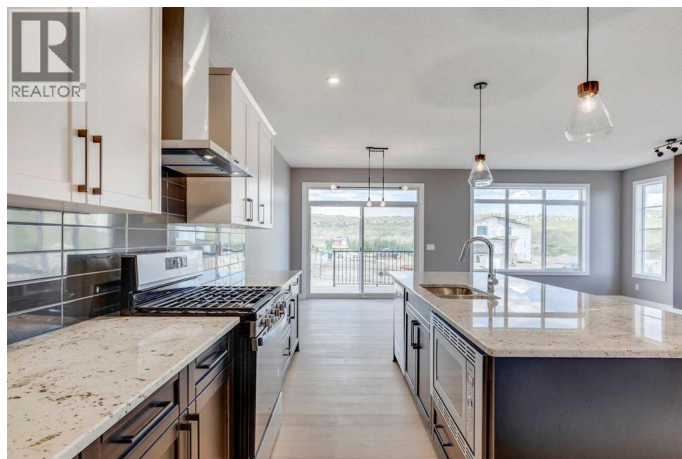
3 Bedroom, 3.00 Bathroom, 2,004 sqft

Single Family on 0.11 Acres

River Song, Cochrane, Alberta

**OPEN HOUSE SUNDAY OCT 12 AT 2-4 PM!**

Please enjoy a virtual tour of this immaculate and beautifully designed home, ideally situated in one of Cochrane's most convenient and sought-after neighbourhoods! Located on a large corner lot directly across from central Reindeer Park, this spacious 3-bedroom, 2.5-bath home offers over 2,000 sq ft of stylish and comfortable living space—perfect for larger or upscaling families. From the moment you step through the grand 8' front door, you'll be greeted by soaring 9' ceilings, oversized windows, and gleaming hardwood floors that flow throughout the foyer, hallway, great room, kitchen, and nook—creating a warm and elegant atmosphere. The open floor plan enhances the sense of space and flow, ideal for both everyday living and entertaining. The stunning kitchen features dual-colour quartz countertops and cabinetry, a tiled walk-through pantry connecting to the mudroom, stainless steel appliances including a self-cleaning gas range, a built-in microwave, and a dishwasher. A spacious great room anchored by a sleek Napoleon Alluravision fireplace adds a cozy yet modern touch. Upstairs, the generous master bedroom includes a luxurious 5-piece ensuite with dual quartz vanities, undermounted sinks, a deep soaker tub beneath a bright window, and an oversized tiled shower. A large, separate walk-in closet provides ample space. The upper floor also boasts a forward-facing bonus room with a dramatic two-sided vaulted ceiling, two



additional good-sized bedrooms with double-door closets, a main bath with quartz countertops, and a bright upper-floor laundry room with linen storage and tiled flooring. This home sits on a quiet street in a family-friendly area, less than 5 minutes from elementary, junior high, and high schools, and under 8 minutes to grocery stores, parks, coffee shops, and restaurants. With easy access to downtown Calgary (just 40 minutes away) and the Tuscany LRT station (only 25 minutes away), convenience is at your doorstep. Beautiful, elegant, and functional—this home has it all. Book your private showing today! (id:6289)

Built in 2021

**Essential Information**

Listing #	A2262018
Price	\$719,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,004
Acres	0.11
Year Built	2021
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	253 Precedence View
Subdivision	River Song
City	Cochrane
Province	Alberta
Postal Code	T4C2W8

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	PVC window, French door

Parking Spaces 4  
Parking Attached Garage  
# of Garages 2

### Interior

Appliances Washer, Refrigerator, Oven Fan  
Heating Forced air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
# of Stories 2



### Exterior

Exterior Stone, Vinyl siding  
Construction Wood frame  
Foundation Poured Concrete

### Listing Details

Listing Office Homecare Realty Ltd.



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Listing information last updated on October 12th, 2025 at 11:16pm CDT