

\$719,900 - 253 Precedence View, Cochrane

MLS® #A2262018

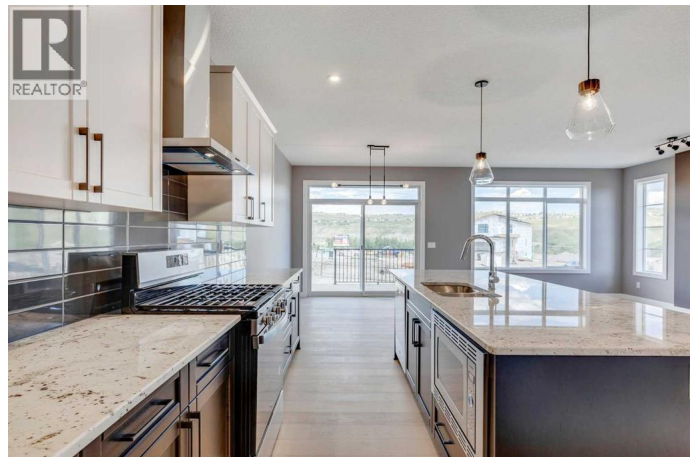
\$719,900

3 Bedroom, 3.00 Bathroom, 2,004 sqft

Single Family on 0.11 Acres

River Song, Cochrane, Alberta

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 functionalâ€”this home has it all. Book your private showing today! (id:6289)

Built in 2022

Essential Information

Listing #	A2262018
Price	\$719,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,004
Acres	0.11
Year Built	2022
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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