# \$799,000 - 176 Precedence View, Cochrane

MLS® #A2213361

# \$799,000

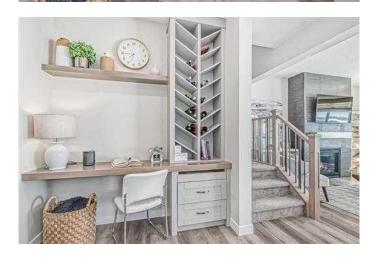
4 Bedroom, 4.00 Bathroom, 2,100 sqft Residential on 0.09 Acres

Precedence, Cochrane, Alberta

\*\*\*\*OPEN HOUSE SUNDAY May 4th 12-5pm.\*\*\*\* This FORMER SHOWHOME is an Incredibly Iuxurious home built by AWARD WINNING RENOVA 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.







Built in 2020

## **Essential Information**

MLS® # A2213361 Price \$799.000

Bedrooms 4

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 2,100 Acres 0.09 Year Built 2020

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 176 Precedence View

Subdivision Precedence
City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C2W8

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

# Interior

Interior 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)

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s),

Microwave, Range Hood, Refrigerator, Washer, Window Coverings,

Wine Refrigerator, Oven-Built-In, Electric Cooktop

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Walk-Out

## **Exterior**

Exterior Features Balcony, BBQ gas line

Lot Description Back Yard, Views

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed April 27th, 2025

Days on Market 5

Zoning R-MX

# **Listing Details**

Listing Office KIC Realty

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