

# \$779,000 - 245 Precedence View, Cochrane

MLS® #A2169581

**\$779,000**

4 Bedroom, 4.00 Bathroom, 1,916 sqft  
Residential on 0.15 Acres

River Song, Cochrane, Alberta

Visit REALTOR® website for additional information. Welcome to this stunning 2022-built home in the sought-after Precedence community, where modern design meets functional luxury. Situated on a massive pie-shaped lot, the striking exterior features sleek lines, solar panels, and eye-catching architecture. Inside, high ceilings, open railings, and a built-in bench create an inviting foyer. The open-concept kitchen and dining area impress with two-tone cabinetry, quartz countertops, a gas stove, a walk-through pantry, and a floor-to-ceiling tile upgrade. The living area, with its electric fireplace and oversized windows, flows seamlessly to the oversized deck and fully landscaped backyard, complete with a custom shed offering tons of additional storage. Upstairs, a bright bonus room leads to the spacious primary suite, boasting a spa-like ensuite with heated floors, double quartz sinks, a steam shower, a soaker tub, and a walk-in closet. Two additional bedrooms and an upper-level laundry complete the space. The finished lower level offers a family room, exercise area, fourth bedroom, and stylish full bath. Experience the benefits of sustainable living with this brand-new solar home system, designed to significantly reduce your electricity costs, providing long-term savings and energy independence in Cochrane's sunny climate! Additional perks include quick access to the river and trail system, a Kinetico water softener, a radon mitigation system, a double



attached garage with mezzanine for storage, a gas line for the deck, and hot/cold backyard water access. This expansive lot and meticulously upgraded home is a rare find!

Built in 2022

### Essential Information

MLS® #	A2169581
Price	\$779,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,916
Acres	0.15
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	245 Precedence View
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0W9

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	4

### Interior

Interior Features	Double Vanity, Walk-In Closet(s), High Ceilings, Kitchen Island, Pantry
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Microwave, Range
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 30th, 2024
Days on Market	165
Zoning	R-MX

## Listing Details

Listing Office	PG Direct Realty Ltd.
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