

# \$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 THURSDAY MAY 1st 2-8pm. This FORMER SHOWHOME is an Incredibly luxurious 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, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator, Oven-Built-In
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	2
Zoning	R-MX

### Listing Details

Listing Office	KIC Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.