



**GRASSROOTS**  
REALTY GROUP

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**253 Precedence View  
Cochrane, Alberta**

**MLS # A2262018**



**\$719,900**

<b>Division:</b>	River Song		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,004 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

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!