



93 Riversong Boulevard  
Cochrane, Alberta

MLS # A2187999



**\$527,500**

<b>Division:</b>	Precedence		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,415 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RC1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

UNBEATABLE PRICE!!! The Best Value you will find. These 3 bedroom 1400 sqft townhouses are something special and ready for immediate Possession. NOT A CONDO! Fee Simple living, that's right, these are not condominium units, so no monthly fees. Fully fenced back yard, landscaped front and back as well as a double detached garage, so no scraping your vehicle. The inside features an open concept main floor with a central kitchen, large living room and a dining area that opens up to a large exterior rear deck. There is a Large front porch with River Vally views, and quick access to pathways. The upper floor features two large additional bedrooms as well a well appointed master suite. Laundry closet also located upstairs. The basement is full height and will be undeveloped. Book your private tour today.