

# \$719,900 - 253 Precedence View, Cochrane

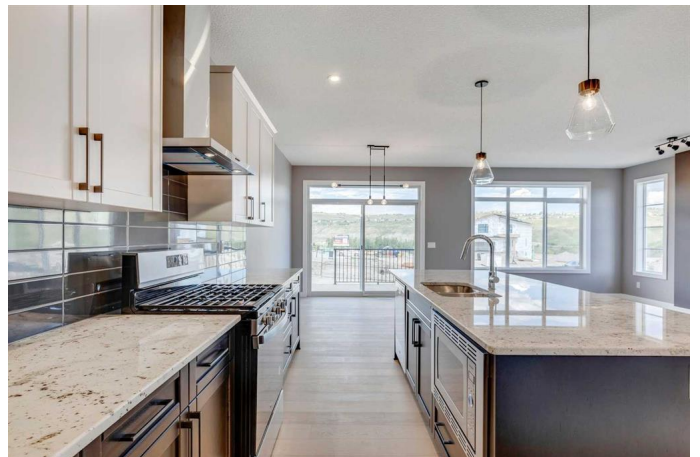
MLS® #A2262018

**\$719,900**

3 Bedroom, 3.00 Bathroom, 2,004 sqft  
Residential on 0.11 Acres

River Song, Cochrane, Alberta

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 Tuscan 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!

Built in 2022

### Essential Information

MLS® #	A2262018
Price	\$719,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,004
Acres	0.11
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	253 Precedence View
Subdivision	River Song
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2W8

### Amenities

Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Breakfast Bar, Built-in Feature, Island, Open Floorplan, Parquet, Vinyl Windows, Walk-In Closet  
Appliances Dishwasher, Dryer, Gas Oven, Washer  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Blower Fan, Decorative, Electric, Great Room  
Has Basement Yes  
Basement Full, Unfinished



### Exterior

Exterior Features None  
Lot Description Back Yard, City Lot, Rectangular Lot, Street Lighting  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed October 3rd, 2025  
Days on Market 19  
Zoning R-MX

### Listing Details

Listing Office Homecare Realty Ltd.

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