



**GRASSROOTS**  
REALTY GROUP

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**305 Precedence View  
Cochrane, Alberta**

**MLS # A2331131**



**\$685,000**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | River Song             |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 1,888 sq.ft.           | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.12 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Yard              |               |                  |

|                    |                                                                                                                                           |                   |      |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <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                                                                                                                                      | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Vinyl Siding                                                                                                                       | <b>Zoning:</b>    | R-MX |
| <b>Foundation:</b> | Poured Concrete                                                                                                                           | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | None                                                                                                                                      |                   |      |

Welcome to 305 Precedence View, a BRAND-NEW HOME BUILT BY RENOVA, thoughtfully designed to combine modern style, quality craftsmanship, and everyday functionality in the scenic community of Riversong in Cochrane. From the moment you step inside, expansive windows fill the home with natural light, highlighting contemporary finishes, carefully selected materials, and an inviting open-concept layout designed for both comfortable daily living and entertaining. The main floor brings the kitchen, dining, and living areas together in a bright and welcoming space with an effortless flow from room to room. The kitchen serves as the heart of the home, offering generous workspace, stylish cabinetry, quality finishes, and a functional design that makes everything from weeknight meals to hosting family and friends feel easy. The adjoining dining and living areas provide plenty of room to gather, relax, and enjoy time together, while the thoughtful floor plan balances openness with practical everyday living. Upstairs, the home continues with comfortable and versatile spaces designed for both relaxation and functionality. The primary bedroom creates a private retreat with generous proportions, a spacious walk-in closet, and a beautifully finished ensuite designed with comfort in mind. Additional bedrooms provide flexibility for children, guests, or a dedicated home office, while the bonus room offers valuable additional living space for movie nights, a playroom, or a quiet lounge. Convenient upper-level laundry adds another layer of practicality to the home. Every detail has been carefully considered to create a home that feels contemporary, comfortable, and welcoming. From the well-planned floor plan and refined interior selections to the abundance of natural light and flexible living spaces, 305 Precedence View offers the opportunity to enjoy the benefits of a brand-new

Renova home in an established Cochrane setting. Living in Riversong means enjoying a lifestyle surrounded by natural beauty while staying connected to everything Cochrane has to offer. Explore scenic pathways, parks, nearby schools, and the beautiful Bow River valley, all while remaining just minutes from downtown Cochrane and everyday amenities. Convenient access toward Calgary and the Rocky Mountains makes it easy to balance work, recreation, and weekend adventures. With its welcoming atmosphere, beautiful surroundings, and connection to nature, Riversong is a wonderful place to put down roots. Book your private showing today!