



GRASSROOTS
REALTY GROUP

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**63 Precedence Link
Cochrane, Alberta**

MLS # A2341371



\$529,900

Division:	Precedence		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,517 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions:	n/a
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Welcome home to this beautifully maintained home in Precedence in Riversong! Offering 1517 square feet of thoughtfully designed living space, this home features 3 bedrooms & 2 and a half bathrooms. Ideal for entertaining, this property features an open-concept main floor with engineered hardwood flooring, a well appointed kitchen with quartz countertops & ample cupboard space, that flows seamlessly into the dining and living areas. Recent updates include new front windows (August 2026), fresh paint inside & newly painted front deck. Upstairs you'll find three comfortably sized bedrooms, including a spacious primary bedroom with a walk-in closet and 4 piece ensuite bathroom, with the laundry room located just steps away from the bedrooms. The unfinished basement (688 sq ft) provides excellent potential and is ready for your vision- create additional living space, a home gym, office or recreation room, whatever best suits your needs! Outside, enjoy the oversized deck & spacious backyard, with back alley access and a large parking pad. Plenty of space for vehicles or to park the trailer/RV. Situated in a quiet family-friendly neighbourhood close to schools, walking paths, green space & amenities, this home offers the perfect blend of comfort & convenience in one of Cochrane's desired communities.