

# \$519,900 - 89 Riversong Boulevard, Cochrane

MLS® #A2184173

**\$519,900**

3 Bedroom, 3.00 Bathroom, 1,415 sqft  
Residential on 0.06 Acres

Precedence, Cochrane, Alberta

Unbeatable Value!!! An Amazing Townhouse for a Tremendous price! These 3 bedroom 1400 sqft townhouses are something special and ready for immediate Possession. 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 as a well appointed master suite. Laundry closet also located upstairs. The basement is full height and will be undeveloped. Book your private tour today.

Built in 2024

## Essential Information

MLS® #	A2184173
Price	\$519,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,415
Acres	0.06



Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	89 Riversong Boulevard
Subdivision	Precedence
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2T4

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Stone Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot, Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	December 20th, 2024
Days on Market	82

Zoning RC-1

## **Listing Details**

Listing Office CIR Realty

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