

\$825,000 - 132 Precedence Hill, Cochrane

MLS® #A2254352

\$825,000

3 Bedroom, 3.00 Bathroom, 2,295 sqft

Single Family on 0.09 Acres

Precedence, Cochrane, Alberta

Welcome to this beautifully **UPGRADED & THOUGHTFULLY DESIGNED** two-storey home in the sought-after community of Precedence! Blending style, comfort, and functionality, this home offers a thoughtfully planned layout with stunning finishes throughout. The **OPEN-CONCEPT** main floor showcases a bright **WHITE KITCHEN** accented with sleek **BLACK HARDWARE**, **QUARTZ COUNTERTOPS**, **TONS OF COUNTER SPACE** and a large **U-SHAPED ISLAND** with a **BREAKFAST BAR**. With a **WALK-IN PANTRY**, **UPGRADED TILE BACKSPLASH**, **INDUCTION COOKTOP**, and **BAR/WINE FRIDGE**, this kitchen is both a chef's dream and an entertainer's delight. The spacious living room is filled with **LOTS OF NATURAL LIGHT** from the **TRIPLE-PANE WINDOWS** and soaring ceilings, creating an inviting atmosphere. Step onto the east-facing deck where the sun rises to enjoy a hot cup of coffee or the opportunity to BBQ as it's roughed in for a gas line. This home is the perfect place for hosting friends or enjoying your morning coffee while taking in the sunrise. Upstairs, the primary retreat is a true highlight, featuring expansive windows, a spa-inspired 5-piece ensuite with a **SOAKER TUB**, **STAND-ALONE SHOWER**, and **DUAL VANITY**, plus a **WALK-THROUGH CLOSET** with direct access to the laundry room. Two additional bedrooms, a 4-piece bath, and a central bonus room complete the upper level. The unfinished, walkout basement with



bathroom rough-in provides endless opportunities to create your dream space. Outside, enjoy the AGGREGATE PATIO and beautifully landscaped yard. Additional features include a double attached garage with built-in shelving and SOLAR PANELS for enhanced energy efficiency. This home checks all the boxes for modern living in a family-friendly community. Donâ€™t miss your chanceâ€”book your showing today! (id:6289)

Built in 2022

Essential Information

Listing #	A2254352
Price	\$825,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,295
Acres	0.09
Year Built	2022
Type	Single Family
Sub-Type	Freehold

Community Information

Address	132 Precedence Hill
Subdivision	Precedence
City	Cochrane
Province	Alberta
Postal Code	T4C2T6

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Microwave Range Hood Combo, Window Coverings, Washer & Dryer, Cooktop - Induction
Heating	Forced air
Cooling	Central air conditioning
# of Stories	2
Basement	Walk out

Exterior

Exterior	Concrete, Vinyl siding
Exterior Features	Landscaped
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office eXp Realty



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