

\$844,900 - 184 Precedence Hill, Cochrane

MLS® #A2258757

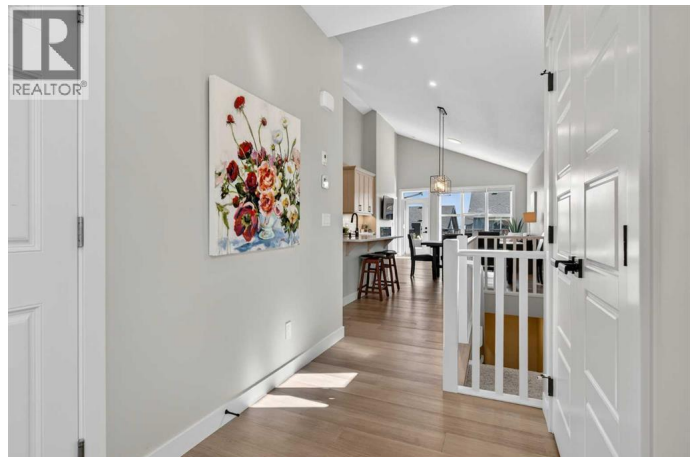
\$844,900

4 Bedroom, 3.00 Bathroom, 1,271 sqft

Single Family on 0.09 Acres

Precedence, Cochrane, Alberta

Your NEW HOME awaits.... Stunning 2024 Trico Homes Wynwood 28 Vaulted Ceiling Bungalow with finished Walkout Basement Development by Basement Builders in Scenic Precedence area. This beautifully designed bungalow combines comfort, style, and breathtaking views in one exceptional package. As you step through the front door, you are WELCOMED into the heart of the HOME greeted by soaring VAULTED CEILINGS and an open, light-filled floor plan. The kitchen is a delight to cook in with a large island, gas range, and tall cabinetry with quartz countertops, and pantry. Continuing on the main level is the dining area, and living room with electric fireplace and flatscreen TV making this the perfect space for both everyday living and entertaining. Finishing off this level is the Vaulted Primary Bedroom with 5 piece ensuite with SPECTACULAR walk in shower, walk in closet, second bedroom/office, main bathroom, and laundry room. Another added bonus off the living room is the 10 by 14 deck with gas BBQ hook-up which overlooks the landscaped backyard and North East views of the Cochrane Hills, PLUS a double attached garage with high ceilings. Head downstairs to the beautifully fully finished walkout basement offering even more living space that has been thoughtfully designed for relaxation, entertainment or a man cave. A massive family room centres around a striking floor-to-ceiling stone gas fireplace with mantle, and 75 inch big screen TV with SURROUND



SOUND. There are so many added BONUSES including a large BAR area making this level perfect for hosting gatherings. Finishing off the basement you will find two additional bedrooms and 4 piece bathroom plus utility room. The walkout door leads to a covered patio with beautifully landscaped yard, extending the living space outdoors, plus electric hook up for a future hot tub area. This HOME BLENDS a thoughtful layout with high-end finishes and stunning surroundings, making this bungalow the best of both worlds! A retreat like setting with easy access to Cochrane's amenities, schools, and scenic trails. Whether you are entertaining friends or enjoying quiet evenings on the deck, this home truly has it all. DO NOT WAIT... make this HOME yours TODAY! (id:6289)

Built in 2024

Essential Information

Listing #	A2258757
Price	\$844,900
Bedrooms	4
Bathrooms	3.00
Square Footage	1,271
Acres	0.09
Year Built	2024
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	184 Precedence Hill
Subdivision	Precedence
City	Cochrane
Province	Alberta
Postal Code	T4C2J2

Amenities

Amenities	Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping
Features	Cul-de-sac, PVC window, No Smoking Home
Parking Spaces	4
Parking	Attached Garage, Concrete, Parking Pad, Street
# of Garages	2
View	View

Interior

Appliances	Refrigerator, Gas stove(s), Range - Gas, Dishwasher, Microwave, Humidifier, Hood Fan, Hot Water Instant, Window Coverings, Garage door opener, Washer & Dryer, Water Heater - Tankless
Heating	Natural gas High-Efficiency Furnace, Other
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

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

Listing Details

Listing Office Hope Street Real Estate Corp.



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