

\$835,000 - 184 Precedence View, Cochrane

MLS® #A2262394

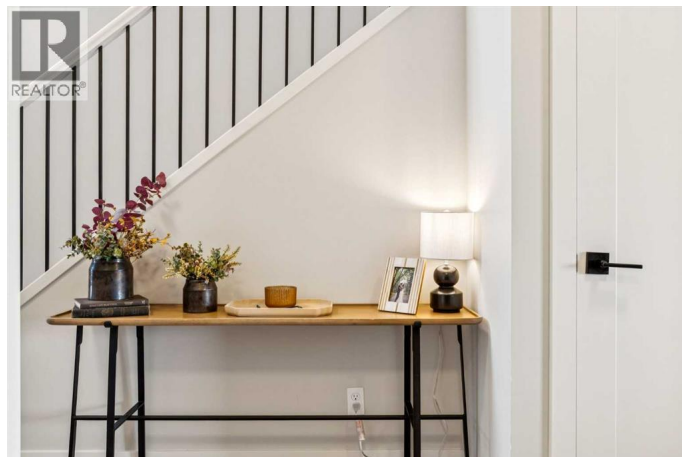
\$835,000

3 Bedroom, 3.00 Bathroom, 2,311 sqft

Single Family on 0.09 Acres

Precedence, Cochrane, Alberta

Welcome to this beautifully appointed former showhome in desirable Precedence, with no neighbours behind and sweeping views of the Glenbow Valley. Step into the impressive front entry with soaring ceilings open to below. The main floor features HIGH CEILINGS, ENGINEERED HARDWOOD FLOORING, and lots of large TRIPLE-PANE WINDOWS that flood the home with natural light. The chef-inspired kitchen boasts TWO-TONE CABINETRY, GRANITE countertops, a GAS RANGE, FRENCH DOOR FRIDGE, built-in microwave, and a WALK-THROUGH PANTRY leading to the MUD ROOM with a BUILT-IN BENCH. Relax in the spacious living room with a cozy GAS FIREPLACE with a MANTLE. Upstairs, enjoy the bonus room with panoramic VALLEY VIEWS, plus three generously sized bedrooms. The luxurious primary bedroom showcases a VAULTED CEILING, gorgeous VIEWS and a spa-inspired ENSUITE with HEATED FLOORS, GRANITE counters, a SOAKER TUB, OVERSIZED TILED SHOWER with RAIN HEAD, and a WALK-THROUGH CLOSET with BUILT-IN SHELVING. Bedroom 2 features vaulted ceilings, floor-to-ceiling windows, and charming BOARD & BATTEN detail. Bedroom 3 also offers full-height windows, vaulted ceilings, CUSTOM SHELVING, and an ATTACHED BOOKSHELF. The upper-level laundry room adds convenience with BUILT-IN SHELVES and a HANGING BAR. The UNFINISHED WALKOUT BASEMENT is



ready for your development, featuring 9-ft ceilings and large windows. Additional highlights include A/C, a double attached garage with EPOXY-FINISHED FLOORS, and a fully landscaped backyard with trees and an EXTENDED STAMPED CONCRETE PATIO perfect for entertaining. This former show home blends style, comfort, and functionality in one of Cochrane’s most picturesque settings – don’t miss your opportunity to make it yours! (id:6289)

Built in 2020

Essential Information

Listing #	A2262394
Price	\$835,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,311
Acres	0.09
Year Built	2020
Type	Single Family
Sub-Type	Freehold

Community Information

Address	184 Precedence View
Subdivision	Precedence
City	Cochrane
Province	Alberta
Postal Code	T4C2W8

Amenities

Amenities	Schools, Shopping
Features	Treed, No neighbours behind
Parking Spaces	4
Parking	Attached Garage
# of Garages	2
View	View

Interior

Appliances	Refrigerator, Range - Gas, Dishwasher, Microwave, Hood Fan, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas Other, Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Basement	Walk out

Exterior

Exterior	Composite Siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office eXp Realty



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