



**GRASSROOTS**  
REALTY GROUP

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**115 Precedence Hill  
Cochrane, Alberta**

**MLS # A2224096**



**\$979,900**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | River Song   |               |                  |
| <b>Type:</b>     | Residential/House  |               |                  |
| <b>Style:</b>    | 2 Storey   |               |                  |
| <b>Size:</b>     | 2,628 sq.ft.   | <b>Age:</b>   | 2020 (5 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Outside                                  |               |                  |
| <b>Lot Size:</b> | 0.11 Acre  |               |                  |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Low Maintenance |               |                  |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Unfinished  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding  | <b>Zoning:</b>    | R-LD |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | black umbrella, ceiling fan in bedroom  |                   |      |

Step into Luxury and Sophistication where the landscaping is finished and the location is private backing west onto a ravined green space with fabulous mountain views and steps to walking/bike paths. Over 2600sq.ft. above grade and a large unfinished lower level with 1000sq.ft. more. Open main floor layout with engineered oak hardwood, gourmet kitchen with waterfall quartz island, premium stainless steel appliances with a 5 burner gas stove, fridge with ice maker water dispenser inside. The living room features a contemporary horizontal gas fireplace and adjacent to the dining space with oversized patio doors opening to the professionally landscaped yard. Yard also has two natural gas hookups one for your bbq and the other for your fire pit for your convenience. The main floor also offers a functional office space, spacious mud room, powder room, pantry and coffee station. The upper level provides a large bonus room perfect for family movie night/retreat with the primary boasting views, large walk-in closet and luxurious spa-like ensuite with chevron inspired tile, glass shower, soaker tub, dual vanities and make-up station. Two additional rooms, laundry and 5-piece bath also on the upper level. All with tankless hot water tank and newer to the property a water softener and A/C with 3 zones working along with furnace. Worth a visit it even looks better in person!