



**GRASSROOTS**  
REALTY GROUP

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## 132 Precedence Hill Cochrane, Alberta

**MLS # A2242431**



# \$825,000

<b>Division:</b>	Precedence		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,295 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** TV Wall Mount(s), All Lighting Fixtures Attached, All Shelving Attached in Garage, Solar Panels

Welcome to this stunning two-storey home in the desirable community of Precedence! Designed with both style and functionality in mind, the OPEN-CONCEPT main floor features a bright and elegant WHITE KITCHEN with striking black hardware, QUARTZ COUNTERTOPS, and a LARGE ISLAND with a spacious BREAKFAST BAR enough to sit 4. The space in this kitchen is hard to come by with plenty of counter space throughout the U shaped kitchen, a WALK-IN PANTRY, featuring subway tile throughout. This home also included upgraded appliances with an INDUCTION COOKTOP, and a BAR/WINE FRIDGE. The spacious living room boasts high ceilings and large TRIPLE PANE WINDOWS for energy efficiency, flooding the space with lots of natural light. Step out onto the east facing deck, which offers a BBQ GAS LINE for entertaining and the perfect place for enjoying your morning coffee and the sunrise. Upstairs, the serene primary bedroom offers an abundance of windows and a spa-like 5pc ensuite with a SOAKING TUB, STAND-ALONE SHOWER, and DOUBLE VANITY. A convenient WALK-THROUGH CLOSET connects directly to the laundry room. Two additional bedrooms, a 4-piece guest bathroom, and a central bonus room provide plenty of space for relaxation. The unfinished WALKOUT BASEMENT with bathroom rough-in offers endless potential, while the AGGREGATE PATIO and beautifully landscaped lawn provide outdoor enjoyment. Additional features include a DOUBLE ATTACHED GARAGE with BUILT-IN SHELVING, and SOLAR PANELS for even more energy efficiency, with modern design touches throughout. This is the one you've been waiting for! Book your showing today!