



GRASSROOTS
REALTY GROUP

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363 Precedence Hill Cochrane, Alberta

MLS # A2250589



\$775,000

Division:	Precedence		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,833 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Gentle Sloping, Lawn, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Double Vanity, Pantry, Stone Counters, Storage, Vinyl Windows		

Inclusions: Curtain rods (all), curtains (all), blinds (all), Christmas lights on garage.

Welcome to 363 Precedence Hill, Cochrane! Built in 2023, this home is set to please! This stunning home offers over 2,400 sq. ft. of beautifully designed living space & non RMS below grade unfinished walkout basement space with breathtaking valley views. Upstairs, you'll find three spacious bedrooms including a large primary retreat with a walk-in closet and luxurious 5-piece ensuite. Two additional bedrooms share a well-appointed 4-piece bath, plus a large bonus room, while a convenient laundry room completes the upper level. The main floor features a generous foyer, stylish half bath, and a chef's kitchen with crisp white cabinetry, a gas range, oversized island with breakfast bar, and sleek grey quartz countertops carried throughout the home. The bright dining area flows into a welcoming living room with a modern electric fireplace, with direct access to a deck perfect for entertaining. The walkout basement is unfinished and ready for your personal touch, leading to a landscaped backyard with an additional lower deck. A double attached garage plus a private driveway provides parking for four vehicles. The front and back of the house has been professionally landscaped with a modern low maintenance appeal to offer beautiful curb appeal and ease of ownership. Located in a sought-after neighbourhood, this home is within walking distance to the river valley, parks, schools, and amenities, while also offering quick access to Spray Lakes Sawmill Sport Centre, stores, and more. This property truly has it all—space, style, views, and an unbeatable location.