



GRASSROOTS
REALTY GROUP

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132 Precedence Hill Cochrane, Alberta

MLS # A2254352



\$825,000

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

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

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 beautifully UPGRADED & THOUGHTFULLY DESIGNED two-storey home in the sought-after community of Precedence! Blending style, comfort, and functionality, this home offers a thoughtfully planned layout with stunning finishes throughout. The OPEN-CONCEPT main floor showcases a bright WHITE KITCHEN accented with sleek BLACK HARDWARE, QUARTZ COUNTERTOPS, TONS OF COUNTER SPACE and a large U-SHAPED ISLAND with a BREAKFAST BAR. With a WALK-IN PANTRY, UPGRADED TILE BACKSPLASH, INDUCTION COOKTOP, and BAR/WINE FRIDGE, this kitchen is both a chef's dream and an entertainer's delight. The spacious living room is filled with LOTS OF NATURAL LIGHT from the TRIPLE-PANE WINDOWS and soaring ceilings, creating an inviting atmosphere. Step onto the east-facing deck where the sun rises to enjoy a hot cup of coffee or the opportunity to BBQ as its roughed in for a gas line. This home is the perfect place for hosting friends or enjoying your morning coffee while taking in the sunrise. Upstairs, the primary retreat is a true highlight, featuring expansive windows, a spa-inspired 5-piece ensuite with a SOAKER TUB, STAND-ALONE SHOWER, and DUAL VANITY, plus a WALK-THROUGH CLOSET with direct access to the laundry room. Two additional bedrooms, a 4-piece bath, and a central bonus room complete the upper level. The unfinished, walkout basement with bathroom rough-in provides endless opportunities to create your dream space. Outside, enjoy the AGGREGATE PATIO and beautifully landscaped yard. Additional features include a double attached garage with built-in shelving and SOLAR PANELS for enhanced energy efficiency. This home checks all the boxes for modern living in a family-friendly community. Don't miss your

chance—book your showing today!