



**GRASSROOTS**  
REALTY GROUP

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## 99 Precedence Hill Cochrane, Alberta

**MLS # A2258029**



**\$985,000**

<b>Division:</b>	Precedence		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,625 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, In Garage Electric Vehicle Charging Station(s)		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neig		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Smart Home, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s)		

**Inclusions:** All lighting fixtures attached, All Curtains, (6) Solar Panels, Washer/Dryer Pedestals, Central Air Conditioners x2, Curtains, Built-in Headboard in Primary, EV Charger in Garage, Built-in Speakers on main, All Attached Shelving, Smart Wi-Fi Light Switches

Experience elegance in this beautiful home nestled in the vibrant and growing community of Precedence. Designed with the entertainer in mind, this home blends LUXURY, comfort, and functionality. From the moment you enter, you're welcomed by LUXURY VINYL PLANK flooring, leading to a spacious OFFICE with a SLATTED WALL and an expansive, light-filled OPEN CONCEPT floor plan. The heart of the home is the GOURMET KITCHEN, complete with sleek QUARTZ COUNTERTOPS on the ISLAND with BUILT IN SHELVING and a a COFFEE BAR area as well as stainless steel appliances including a SMOOTH COOKTOP, BUILT-IN MICROWAVE, a FRENCH DOOR REFRIGERATOR with an ICE MAKER. The gorgeous living room with a GAS FIREPLACE on a striking FEATURE WALL and huge windows making the space open and bright, as well as BUILT-IN SPEAKERS &mdash; perfect for hosting unforgettable gatherings! Upstairs offers so much versatile space, including 3 spacious bedrooms, including the primary bedroom and a central BONUS ROOM with FEATURE WALLS and a TV WALL MOUNT. The luxurious primary bedroom impresses with STUNNING VIEWS and a BUILT-IN HEADBOARD as well as a relaxing ensuite with DUAL VANITIES, TWO WALK-IN CLOSETS, a relaxing SOAKER TUB, and a STAND-ALONE GLASS SHOWER. A convenient upstairs LAUNDRY ROOM with counter space and TWO WINDOWS, makes it nice and bright. A 5-piece main bath with DUAL SINKS completes this level. This home also has many UPGRADES including 2 AIR CONDITIONERS, DUAL FURNACES, SMART WI-FI LIGHT SWITCHES, an EV CHARGER for an electric car in the garage and HOT WATER ON DEMAND! Situated on a lot backing a gorgeous natural area, enjoy access to scenic pathways straight out the gate of the

backyard! With BREATHTAKING RIVER and MOUNTAIN VIEWS, this Precedence home offers the best of both nature and modern living. Don't miss your chance to own this exceptional home in one of Cochrane's most desirable communities!