



GRASSROOTS
REALTY GROUP

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**363 Precedence Hill
Cochrane, Alberta**

MLS # A2259196



\$768,000

Division:	Precedence		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,839 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Gentle Sloping, Landscaped, Lawn, Rectangular Lot, Street Light		

Heating:	Forced Air	Water:	-
Floors:	Carpet, 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, Built-in Features, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: Electric Fireplace, All lighting fixtures attached, TV Wall Mount

Experience refined living in this beautifully designed 2023 built home, where timeless style meets everyday comfort. The heart of the home is a BRIGHT, luxurious WHITE kitchen featuring QUARTZ countertops and STAINLESS STEEL appliances, DESIGNER TILE, and elegant finishes throughout—perfectly suited for both entertaining and everyday living. Upstairs includes a stunning primary retreat with VIEWS of Cochrane’s Glenbow Valley. Indulge in the spa-inspired 5-piece ENSUITE, complete with a SOAKER TUB, STAND ALONE SHOWER, DOUBLE VANITY, and a generous WALK-IN CLOSET. A stylish BONUS ROOM with a TRANSOM WINDOW adds the perfect touch of architectural interest and natural light. Additionally, two more bedrooms share a well-appointed 4-piece bathroom, plus a LAUNDRY ROOM completing the upper level. Thoughtful touches include an inviting BUILT-IN BENCH at the entry, QUARTZ surfaces in every bathroom, and an elegant ELECTRIC FIREPLACE creating a cozy ambiance in the main living area. The UNFINISHED WALKOUT BASEMENT offers incredible potential with a BATHROOM ROUGH-IN and direct access to a PRIVATE lower deck. The fully fenced, EAST-facing backyard is lined with trees and offers two outdoor living spaces—an UPPER DECK with a PRIVACY SCREEN and a LOWER PATIO—both with stunning VIEWS of the valley. This home is within walking distance to the river valley, parks, schools, and amenities, while also offering quick access to the Rec Centre, stores, and more. Enjoy elevated living in a peaceful, SCENIC setting—an exceptional home where luxury and lifestyle meet.