



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

## 184 Precedence View Cochrane, Alberta

**MLS # A2262394**



# \$835,000

<b>Division:</b>	Precedence		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,311 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Faces Front		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind, Treed, Views		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<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>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	All Lighting Fixtures Attached, All Curtain(s), All Shelving Attached		

Welcome to this beautifully appointed former showhome in desirable Precedence, with no neighbours behind and sweeping views of the Glenbow Valley. Step into the impressive front entry with soaring ceilings open to below. The main floor features HIGH CEILINGS, ENGINEERED HARDWOOD FLOORING, and lots of large TRIPLE-PANE WINDOWS that flood the home with natural light. The chef-inspired kitchen boasts TWO-TONE CABINETRY, GRANITE countertops, a GAS RANGE, FRENCH DOOR FRIDGE, built-in microwave, and a WALK-THROUGH PANTRY leading to the MUD ROOM with a BUILT-IN BENCH. Relax in the spacious living room with a cozy GAS FIREPLACE with a MANTLE. Upstairs, enjoy the bonus room with panoramic VALLEY VIEWS, plus three generously sized bedrooms. The luxurious primary bedroom showcases a VAULTED CEILING, gorgeous VIEWS and a spa-inspired ENSUITE with HEATED FLOORS, GRANITE counters, a SOAKER TUB, OVERSIZED TILED SHOWER with RAIN HEAD, and a WALK-THROUGH CLOSET with BUILT-IN SHELVEING. Bedroom 2 features vaulted ceilings, floor-to-ceiling windows, and charming BOARD & BATTEN detail. Bedroom 3 also offers full-height windows, vaulted ceilings, CUSTOM SHELVEING, and an ATTACHED BOOKSHELF. The upper-level laundry room adds convenience with BUILT-IN SHELVEING and a HANGING BAR. The UNFINISHED WALKOUT BASEMENT is ready for your development, featuring 9-ft ceilings and large windows. Additional highlights include A/C, a double attached garage with EPOXY-FINISHED FLOORS, and a fully landscaped backyard with trees and an EXTENDED STAMPED CONCRETE PATIO perfect for entertaining. This former show home blends style, comfort, and functionality in one of Cochrane's most picturesque

settings&mdash;don&rsquo;t miss your opportunity to make it yours!