



GRASSROOTS
REALTY GROUP

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256 Precedence View Cochrane, Alberta

MLS # A2264477



\$699,900

Division:	Precedence		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,106 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Manufactured Floor Joist, Stone, Vinyl Siding, Wood Framing	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)		
Inclusions:	N/A		

This beautifully upgraded 3-bedroom, 2.5 bathroom home offers over 2,000 square feet of living space, including a walkout basement with 9-foot ceilings ready for your future development. Perfectly positioned on a quiet street with no rear neighbours, the property backs onto the Bow River Valley, providing both privacy and stunning, unobstructed views. Designed for modern living, this home features 9-foot ceilings on both the main and lower levels, a vaulted foyer, engineered hardwood flooring, and oversized windows that fill the home with natural light. The gourmet kitchen showcases quartz countertops, a “island, a walk-through pantry, a coffee bar with wine fridge, and stainless steel appliances. The bright and inviting family room centres around a cozy fireplace – the perfect spot to relax and unwind – while a versatile flex room with French doors makes an ideal office or playroom. Upstairs, the spacious primary suite offers a luxurious five-piece ensuite with dual vanities, a walk-in closet with direct access to the laundry room, and elegant finishes throughout. Two additional bedrooms, a full bathroom, and a central loft provide plenty of space for family living. With a fully fenced yard, beautiful views, and exceptional attention to detail, this home delivers the perfect blend of comfort, style, and future potential for your family.