



GRASSROOTS
REALTY GROUP

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376 Precedence Hill Cochrane, Alberta

MLS # A2264956



\$825,000

Division:	Precedence		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,232 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Curtains, Pergola, Built-In Bench, Slatted Feature Wall, All Shelving Attached		

Step into this beautifully designed bungalow offering a perfect blend of style and function. The OPEN-CONCEPT main floor features soaring VAULTED CEILINGS, creating an airy and spacious feel. The kitchen impresses with QUARTZ COUNTERTOPS, a striking FEATURE HOOD FAN, updated tile backsplash, and ample cabinetry — perfect for entertaining or quiet evenings at home. The living room features an ELECTRIC FIREPLACE on a FEATURE WALL making a stunning focus in the room. A stylish MAIN FLOOR OFFICE with a BARN DOOR and custom attachment offers the ideal work-from-home setup. Nearby, the UPGRADED LAUNDRY ROOM boasts a countertop, SHELVING, and CABINETRY with UPGRADED TILE. The elegant half bath showcases a SLATTED ACCENT WALL, QUARTZ COUNTERS, and UPGRADED FIXTURES. The primary bedroom is a true retreat with a generous WALK-IN CLOSET and a spa-inspired ENSUITE featuring DUAL SINKS and a fully TILED SHOWER. Downstairs, the FULLY FINISHED BASEMENT offers a cozy family room with a FEATURE WALL and DRY BAR, two additional bedrooms, and a modern 4-piece bathroom — perfect for guests or family. Step outside to your WEST-FACING backyard oasis. Enjoy a TWO-TIERED DECK with PRIVACY WALL in the PERGOLA with a ROOF, BUILT-IN BENCH, and beautiful landscaping including florals and a PAVING STONE PATHWAY — all while taking in scenic views of Cochrane. This home blends high-end finishes with thoughtful design in one of Cochrane's most desirable communities. Don't miss it!