

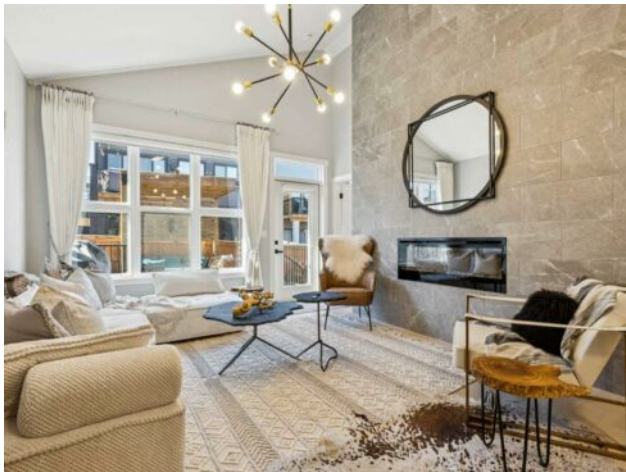


GRASSROOTS
REALTY GROUP

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**376 Precedence Hill
Cochrane, Alberta**

MLS # A2270287



\$798,000

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:	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		

Welcome to this beautifully crafted bungalow that perfectly balances style, comfort, and functionality! Designed with an inviting OPEN-CONCEPT layout, the main floor showcases soaring VAULTED CEILINGS that create a bright and spacious atmosphere. The impressive kitchen features QUARTZ COUNTERTOPS, a statement FEATURE HOOD FAN, updated TILE BACKSPLASH, and plenty of cabinetry—ideal for both entertaining and everyday living. The adjoining living room centers around an ELECTRIC FIREPLACE with a striking FEATURE WALL, adding warmth and modern flair. A stylish MAIN FLOOR OFFICE with a BARN DOOR and custom attachment provides the perfect work-from-home setup. The upgraded LAUNDRY ROOM offers added convenience with COUNTERSPACE, SHELVING, and CABINETRY, complemented by UPGRADED TILE. The elegant HALF BATH is thoughtfully finished with a SLATTED ACCENT WALL, QUARTZ COUNTERS, and UPGRADED FIXTURES. The PRIMARY BEDROOM is a true retreat, featuring a generous WALK-IN CLOSET and a spa-inspired ENSUITE complete with DUAL SINKS and a fully TILED SHOWER. Downstairs, the FULLY FINISHED BASEMENT expands your living space with a cozy FAMILY ROOM featuring a FEATURE WALL and DRY BAR, plus TWO ADDITIONAL BEDROOMS and a MODERN 4-PIECE BATHROOM—perfect for guests or family. Step outside to your WEST-FACING BACKYARD OASIS, highlighted by a TWO-TIERED DECK with PRIVACY WALL, a PERGOLA WITH ROOF, BUILT-IN BENCH, and beautiful LANDSCAPING with florals and a PAVING STONE PATHWAY—all while enjoying scenic views of Cochrane. Located in one of Cochrane’s most desirable communities, this home offers high-end finishes, thoughtful

design, and incredible outdoor living—truly a must-see!