



GRASSROOTS
REALTY GROUP

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**363 Precedence Hill
Cochrane, Alberta**

MLS # A2270293



\$749,900

Division:	Precedence		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,839 sq.ft.	Age:	2022 (4 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 Lighti		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	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, STAINLESS STEEL APPLIANCES, DESIGNER TILE, and elegant finishes throughout—perfect for both entertaining and daily living. Upstairs, the stunning primary bedroom is a true retreat offering sweeping VIEWS of Cochrane’s Glenbow Valley and a spa-inspired 5-PIECE ENSUITE complete with a SOAKER TUB, STAND-ALONE SHOWER, DOUBLE VANITY, and generous WALK-IN CLOSET. A stylish BONUS ROOM with a TRANSOM WINDOW bringing in natural light and architectural charm, while two additional bedrooms share a beautifully finished 4-PIECE BATHROOM. The LAUNDRY ROOM conveniently completes this upper level. Thoughtful details continue throughout, including a welcoming BUILT-IN BENCH at the entry, QUARTZ COUNTERS in every bathroom, and an elegant ELECTRIC FIREPLACE creating a cozy focal point in the main living area. The UNFINISHED WALKOUT BASEMENT offers endless potential with a BATHROOM ROUGH-IN and direct access to a PRIVATE LOWER DECK. Outside, enjoy your fully fenced EAST-FACING BACKYARD, lined with trees and featuring two outdoor living spaces—an UPPER DECK with PRIVACY SCREEN and a LOWER PATIO, both with STUNNING VIEWS of the valley. Located within walking distance to the river valley, parks, schools, and amenities, with quick access to the Rec Centre, shopping, and more, this home offers elevated living in a peaceful, scenic setting—a perfect blend of luxury, lifestyle, and location.

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