



**GRASSROOTS**  
REALTY GROUP

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## 172 Precedence Hill Cochrane, Alberta

**MLS # A2273598**



# \$798,800

Division:	Precedence		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,367 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	City Lot, Rectangular Lot		

Heating:	ENERGY STAR Qualified Equipment	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** NONE

Welcome to this beautifully upgraded 2-storey home, built in 2024, nestled in the scenic and sought-after community of Precedence — offering breathtaking mountain views and exceptional design throughout. Step inside to discover an expansive foyer that opens into a thoughtfully designed, open-concept main floor featuring 9’ ceilings, engineered hardwood flooring, and brand-new tile. A main floor bedroom and full bathroom provide added convenience, perfect for guests, parents, or multigenerational living. The chef-inspired kitchen is a true showstopper, complete with quartz countertops, a large island with breakfast bar, gas range with range hood, built-in microwave, and a walk-through pantry offering ample storage and ease of access. Adjacent to the kitchen is a bright and spacious living room highlighted by a sleek electric fireplace and stunning mountain views. The dining area is perfectly positioned beside the living room, with patio doors leading out to the rear deck, ideal for entertaining or simply enjoying the natural surroundings. Upstairs, you'll find a cozy bonus room, a full 4-piece bathroom, and three generously sized bedrooms, including the impressive primary suite. This serene retreat features large windows showcasing panoramic views, a luxurious 5-piece ensuite with double sinks, a standalone soaking tub, a tiled glass-enclosed shower, and a walk-in closet with custom built-in shelving. The unfinished walk-out basement offers limitless potential for future development tailored to your needs. Enjoy access to picturesque walking trails, a nearby dog park along the Bow River, and you're just minutes from the Spray Lakes Recreation Centre, making it an ideal location for active families of all ages. Surrounded by nature and amenities, this home blends luxury, comfort, and functionality in one perfect package.

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