



**22 Precedence Glen
Cochrane, Alberta**

MLS # A2283092



\$549,900

Division:	Precedence		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,468 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Window Coverings, Blinds, All Lighting Attached

Welcome to this bright and beautifully designed home offering an OPEN-CONCEPT layout. The main floor is filled with natural light and features a stylish kitchen with a LARGE ISLAND, ample cabinetry, and a SPACIOUS pantry ideal for both everyday living and entertaining. Upstairs, you'll find three generously sized bedrooms, including a relaxing primary retreat complete with a private ensuite. A full second bathroom serves the additional bedrooms with ease. The WALKOUT basement is unfinished and ready for your personal touch, offering endless possibilities to create the space you've been dreaming of whether that's a family room, home gym, or additional bedroom. A fantastic opportunity to make this home truly your own.