



**99 Precedence Hill  
Cochrane, Alberta**

**MLS # A2291704**



**\$899,900**

<b>Division:</b>	Precedence		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,613 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, In Garage Electric Vehicle Cha		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neig		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Smart Home, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s)

**Inclusions:** All Lighting Fixtures Attached, All Curtains, (6) Solar Panels, Washer/Dryer Pedestals, Central Air Conditioners x2, Curtains, Built-in Headboard in Primary, EV Charger in Garage, Built-in Speakers on Main, All Attached Shelving, Smart Wi-Fi Light Switches

Set against a stunning natural backdrop in the desirable community of Precedence, this former show home offers refined design, impressive upgrades, and captivating river and mountain views. Thoughtfully designed for both entertaining and everyday living, the home showcases a seamless blend of modern comfort and elevated style. The main floor welcomes you with luxury vinyl plank flooring and expansive windows that fill the home with natural light. Just off the entrance, a private office with a striking slatted feature wall creates an inspiring workspace for those working from home. The open-concept layout then unfolds into the heart of the home - a beautifully appointed kitchen designed to impress. Featuring quartz countertops, a large island with built-in shelving, a dedicated coffee bar, and stainless steel appliances, including a smooth cooktop, built-in microwave, and French-door refrigerator with ice maker, this space effortlessly balances function and style. The adjoining living area offers a warm and inviting atmosphere, anchored by a gas fireplace set within a statement feature wall and enhanced by built-in speakers, making it ideal for entertaining or relaxing evenings at home. Upstairs, a spacious bonus room provides additional living space perfect for movie nights or family gatherings. The upper level also features three well-appointed bedrooms, including a luxurious primary retreat designed to take full advantage of the spectacular views. This serene space includes a custom built-in headboard feature, along with a spa-inspired ensuite complete with dual vanities, two walk-in closets, a deep soaker tub, and a glass stand-alone shower. A bright upstairs laundry room with counter space and large windows, along with a five-piece main bathroom with dual sinks, adds everyday convenience. Designed with modern living in mind, the home is fully equipped

as a smart home integrated with Alexa and includes an impressive list of upgrades such as dual furnaces, two air conditioning units, solar panels, hot water on demand, smart Wi-Fi light switches, and an EV charger.&nbsp;Backing onto a beautiful natural landscape with direct access to scenic pathways, this property offers the rare opportunity to enjoy peaceful surroundings while taking in sweeping river and mountain views. Combining thoughtful design, premium upgrades, and an exceptional setting, this remarkable home delivers the best of luxury living in one of the area's most exciting growing communities.