



**29 Precedence Glen  
Cochrane, Alberta**

**MLS # A2292540**



**\$589,900**

<b>Division:</b>	Precedence		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,338 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized, Private Electric Vehicle Charging Station		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Gazebo, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)

**Inclusions:** N/A

Immaculate, fully finished and beautifully landscaped—this exceptional family home in Precedence shows like a showhome and is move-in ready from top to bottom. Offering 1,338 sq ft above grade and 1,753 sq ft of professionally developed living space, this outstanding property features 4 bedrooms, 3.5 bathrooms, and an oversized double detached garage. The bright open main floor showcases engineered hardwood flooring, an oversized quartz island with seating, upgraded lighting, and a stylish tray ceiling that adds architectural character to the kitchen and dining area. The kitchen also features upgraded appliances including a premium smart refrigerator with touchscreen display and upgraded stove. Upstairs you’ll find three spacious bedrooms including a primary suite with a 3-piece ensuite and large walk-in closet, plus the convenience of top-floor laundry. The professionally finished basement adds a fourth bedroom, full bathroom, and additional living space. The beautifully professionally landscaped yard (approx. \$25,000) includes hard-wired 12V landscape lighting and a stunning deck and gazebo (approx. \$11,000) creating a perfect outdoor retreat. Located just 1.5 blocks from Precedence Park with spectacular views of the Bow River valley, and only a 5-minute drive to the Spray Lake Sawmills Family Sports Centre, nearby schools, and the new Greystone Calgary Co-op grocery store, this home offers an exceptional lifestyle in one of Cochrane’s most desirable communities.