



**220 Precedence View
Cochrane, Alberta**

MLS # A2297043

\$875,000



Division:	Precedence		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,260 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, No Animal Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: All Lighting Fixtures Attached, All Attached Shelving, Garage Controls, Garage Opener, All Window Coverings Attached, Barn Doors.

CUSTOM BUNGALOW | WALKOUT | \$100K+ IN UPGRADES | VALLEY VIEWS | OPEN HOUSE SATURDAY 1-4PM Built in 2022 on a larger lot Over \$100,000 in upgrades Fully finished walkout basement 2 bedrooms + den/gym (easy 3rd bedroom) Open-concept layout with oversized 4-panel sliding doors Modern kitchen with black accents, gas stove & upgraded lighting 9-ft waterfall island with extended seating Walk-in pantry with custom coffee/wine bar + wine fridge Custom barn doors, glass/wood railing & feature walls Black-framed windows + Hunter Douglas blinds Tile bathrooms with upgraded black fixtures Primary suite with LVP flooring & custom closet Full-width deck + walkout concrete patio with valley views Widened garage Custom mudroom with built-in cabinetry & beverage station Move-in ready with premium finishes throughout. Rare opportunity in a sought-after community.