



**316 Precedence Hill
Cochrane, Alberta**

MLS # A2297818



\$585,000

Division:	River Song		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,579 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Interior Lot, Rectangular Lot, Street Lighting, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Garage Opener x2, TV Wall Mount

This duplex-style property is a rare offering in the elevated community of Precedence in Cochrane. Surrounded by stunning hillside views and kilometres of scenic walking paths, this neighbourhood seamlessly connects you to nature—leading throughout the community, down to the winding Bow River, and over to the popular Spray Lakes Recreation Centre. This location truly has it all. Offering tremendous value, this home is ideal for first-time buyers or those looking to downsize, complete with the convenience of a double attached garage. Step inside and immediately appreciate the gorgeous engineered hardwood flooring that flows throughout the main floor. The kitchen is bright, modern, and timeless, featuring crisp white cabinetry, stainless steel appliances, quartz countertops, a large island perfect for entertaining, and a walk-in pantry providing ample storage. The living room is anchored by a stylish electric fireplace, creating a warm and contemporary focal point. With plenty of space for family gatherings, the dining room also offers direct access to the large west-facing backyard. A stylish open railing leads you to the upper level, where thoughtful design continues with a walk-in laundry room, two additional bedrooms or office spaces, and a full bathroom. The primary bedroom serves as a peaceful retreat, perfect for unwinding at the end of the day. It is complemented by a luxurious ensuite featuring dual sinks, quartz countertops, a spacious shower, and additional shelving, while a walk-in closet completes this well-appointed space. Outside, the newly built oversized composite deck is a standout feature—designed for durability and low maintenance, with a charming brick patio just off the deck that creates the perfect extension for outdoor lounging or entertaining. The yard has been thoughtfully finished with low-maintenance rock, allowing you to relax

and enjoy the outdoor space all season long. This home is truly turn-key, complete with custom window coverings and wand-controlled blinds throughout. The lower level is undeveloped and ready for your future vision, with a bathroom rough-in already in place. Don't miss your opportunity to own this beautiful home in one of Cochrane's most desirable communities—schedule your showing today!