



**229 Precedence View
Cochrane, Alberta**

MLS # A2300825



\$789,000

Division:	Precedence		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,185 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Hot Tub, Dining table

**** Open House: Saturday, April 18th 12-2pm **** Perfectly positioned in the sought-after community of Precedence, this exceptional home fronts onto a green space that enhances the sense of openness right outside your door. Designed with entertaining in mind, the expansive main floor offers an incredible space to gather, highlighted by a 10-person dining table that is included—perfect for hosting family and friends. The sleek kitchen is both stylish and functional, featuring built-in appliances and elegant quartz countertops throughout, making it ideal for both everyday living and entertaining. This unique reverse walkout design with a double drive-under garage maximizes space and flexibility for modern lifestyles, complete with a convenient mudroom off the garage—perfect for keeping things organized year-round. Upstairs, you’ll find three spacious bedrooms, including a well-appointed primary suite with a spa-inspired ensuite showcasing custom tile work and a glass shower. The fully landscaped backyard is your own private retreat, complete with a hot tub—perfect for relaxing or entertaining year-round. Fronting green space, built for hosting, and loaded with value—this home is priced so well you won’t want to miss it.