



**363 Precedence Hill  
Cochrane, Alberta**

**MLS # A2302810**



**\$735,000**

<b>Division:</b>	Precedence		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,839 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Landscaped, Views		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	Garage Door Opener, Electric Fireplace, All Lighting Fixtures Attached, Window Coverings, Curtain Rods, TVWall Mount		

WELCOME TO ELEVATED LIVING IN COCHRANE Experience refined living in this beautifully designed 2023 BUILT HOME, where timeless style meets everyday comfort and functionality. KITCHEN & BRIGHT & LUXURIOUS WHITE kitchen with a clean, timeless design QUARTZ countertops STAINLESS STEEL appliances DESIGNER TILE backsplash Thoughtfully designed for both entertaining and daily living MAIN FLOOR FEATURES Elegant ELECTRIC FIREPLACE creating a warm, cozy ambiance BUILT-IN BENCH at the entry for added function and style Designer finishes carried throughout the home UPPER LEVEL BONUS ROOM with TRANSOM WINDOW for added light and architectural detail Convenient upper-level LAUNDRY ROOM Two additional bedrooms 4-PIECE main bathroom PRIMARY RETREAT Spacious bedroom with VIEWS of Glenbow Valley Spa-inspired 5-PIECE ENSUITE featuring: SOAKER TUB STAND-ALONE SHOWER DOUBLE VANITY WALK-IN CLOSET LOWER LEVEL & FUTURE POTENTIAL UNFINISHED WALKOUT BASEMENT BATHROOM ROUGH-IN already in place Direct access to PRIVATE lower outdoor space Endless potential to customize OUTDOOR LIVING Fully fenced, EAST-FACING backyard Views of the Glenbow Valley Two outdoor spaces: UPPER DECK with PRIVACY SCREEN LOWER PATIO off the walkout Both spaces offer BEAUTIFUL VALLEY VIEWS LOCATION & LIFESTYLE Walking distance to the RIVER VALLEY, parks, and schools Close to the REC CENTRE, shopping, and everyday amenities Quick access in and out of town THE LIFESTYLE Enjoy peaceful, scenic surroundings with elevated views and modern comfort&mdash;a home where LUXURY and LIFESTYLE truly meet.