GRASSROOTS REALTY GROUP

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160 Precedence Hill
Cochrane, Alberta

MLS # A2304529

$819,900

Division:	Precedence		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,484 sq.ft.	**Age:**	2023 (3 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Few Trees, Front Yard, Landscaped, Rectangular Lot, Street Lighting		

Heating:	High Efficiency, Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, See Remarks, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Composite Siding, Stone, Vinyl Siding	**Zoning:**	R-MX
Foundation:	Poured Concrete	**Utilities:**	-

Features: Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: 10-Panel Solar System

Welcome to this EXCEPTIONALLY UPGRADED detached home in the desirable LUXURY NEIGHBOURHOOD OF PRECEDENCE, where picturesque views and impressive architecture meet everyday convenience and stunning NATURAL SURROUNDINGS! Now offered at a newly refreshed price, this home features over $110K IN UPGRADES INSIDE AND OUT that set it far apart from typical spec-built properties. Step inside to a grand entrance with a handy HOME OFFICE/DEN enclosed by stylish barn sliding doors, a large closet, and a perfectly tucked-away half bath. ENGINEERED HARDWOOD flows throughout the bright open-concept main level with 9 FT CEILINGS and an abundance of NATURAL LIGHT. CUSTOM BLINDS enhance the many large windows, while a beautiful FEATURE FIREPLACE serves as the focal point in the family-friendly GREAT ROOM. The GOURMET KITCHEN shines with built-in stainless steel appliances including a GAS COOKTOP, full-height cabinetry, QUARTZ COUNTERS, under-cabinet lighting, and a SIL GRANITE SINK. A custom COFFEE/WINE/SERVING BAR adds extra cabinets — perfect for hosting and entertaining — along with a generous WALK-IN PANTRY and large mudroom with additional closet space. Upstairs greets you with wide-open flexibility: a large BONUS ROOM, an extra versatile space ideal for a reading nook, tech area or play room, and a luxurious primary retreat featuring a spa-like 5-PIECE ENSUITE with a fully tiled 10 MIL GLASS SHOWER (with bench), large soaker tub, and his & her vanities. A large walk-in/walk-thru closet connects directly to the laundry room for added convenience. Outside is a true MAINTENANCE-FREE PARADISE: professionally landscaped with 3 DECKS, ARTIFICIAL TURF, and a concrete block patio complete with a WOOD-BURNING

FIRE PIT and wood shed. The 9 FT WALK-OUT BASEMENT includes 4 LARGE WINDOWS (3 egress), bathroom rough-in, and nearly 1,000 sq ft of bright space ready for future development. Additional smart upgrades include AIR CONDITIONING, DUAL CLIMATE ZONE CONTROL, a TANKLESS WATER HEATER, and a $15K 10-PANEL SOLAR SYSTEM (estimated 5,515 KWH/YEAR PRODUCTION) that reduce energy costs while supporting eco-friendly living. Sellers love the close proximity to ridge and river pathways, the SLS REC CENTRE, shopping, and quick highway access — all with beautiful river and town views. This is more than just a property — it’s a complete lifestyle of modern comfort, effortless entertaining, and a perfect place to build lasting family memories. Ideal for growing families or those seeking quality without compromise. Schedule your private showing today and discover why this refreshed Precedence gem stands out!

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