



**247 Precedence Hill
Cochrane, Alberta**

MLS # A2118464



\$899,000

Division:	Precedence		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,585 sq.ft.	Age:	2023 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Greenbelt, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Stone Counters		
Inclusions:	Ring Alarm Hardware (doorbell, camera and door sensors) , Wifi Mesh extender system		

Why Wait to build?! Move right in! Welcome to 247 Precedence Hill, where elegance merges seamlessly with practicality in this meticulously crafted two-story Jayman-built home spanning 2600sq. ft. above grade. Perched within and right on the ridge of the highly-desirable Precedence neighbourhood, overlooking serene surroundings with 180 degrees of expansive views, this state-of-the-art property offers a lifestyle defined by unparalleled comfort and convenience. Upon entry, you'll be greeted by the sleek sophistication of modern color schemes and fixtures, with an office conveniently located near the front foyer. Step into the heart of the home, where the natural light flooding the open kitchen, dining, and living area invites you in. The living room is centered around a stunning contemporary gas fireplace, creating a cozy ambiance perfect for relaxation or entertaining. The kitchen boasts KitchenAid stainless steel appliances, a natural gas cooktop, and tons of counter space for culinary endeavors. Upstairs, there are three spacious bedrooms, including the luxurious primary suite. The standout feature of the primary suite is its dreamy ensuite, boasting a MASSIVE 5-piece layout featuring dual vanity areas that seamlessly connect to two walk-in closets. One of these closets includes laundry, and conveniently links to the upstairs hallway. An additional full bathroom with dual sinks and a bonus room complete the upstairs living space. For added versatility, the partially finished basement awaits your personal touches and features an additional bedroom. This home is not only aesthetically pleasing but also built with efficiency in mind. Enjoy the benefits of 2 96% high-efficiency 2-stage furnaces, a tankless hot water heater, triple-pane windows, and an air purification system with UV light and Merv 13 furnace filters. Plus, with 10 solar panels installed, energy savings are

maximized. This home is equipped with an array of modern amenities, such as a Ring alarm system complete with doorbell, cameras, and sensors to enhance security. The attached double car garage is exceptional, boasting an oversized door and an electric car-charging outlet that is compatible with all electric vehicle models. Outside, unwind on the back deck overlooking over 100 acres of natural reserve, providing a tranquil backdrop for your morning coffee. With quick access to the SLS Sports Centre and Bow Valley High School just a short walk away, this location offers the perfect blend of natural serenity and urban convenience!