



**208 Precedence View  
Cochrane, Alberta**

**MLS # A2130604**



**\$875,000**

<b>Division:</b>	Precedence		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,534 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, No Neighbours Behind, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, 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>	-

**Features:** Breakfast Bar, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** Refrigerator in Basement

Nestled within the highly coveted and brand-new Precedence community of Cochrane, this impeccably maintained walkout residence boasts captivating views from every level. With over 3400 sq ft of living space, it's a sanctuary for those in pursuit of their forever abode. A sleek, modern kitchen featuring quartz countertops, top-tier stainless steel appliances, and a convenient walkthrough pantry is accentuated by 8ft doors. Relax by the gas fireplace as you soak in the breathtaking sunrise each day. Upstairs, three bedrooms, including an exquisite ensuite off the primary, a generously sized bonus room with a coffered ceiling, and a laundry room offer ultimate comfort. The big bonus room upstairs adds a versatile space for relaxation or entertainment, further elevating the home's appeal. The fully finished basement adds another bedroom, ample storage, a contemporary electric fireplace, and a wet bar. Positioned atop the neighborhood's apex, residents relish unparalleled vistas. Outdoor living is enhanced by a private, low-maintenance landscaped yard and nearby walking and biking trails. Proximity to Spray Lakes Recreation Centre and local schools adds to its allure. Don't miss the chance to uncover this secluded, luxurious retreat and bask in its mesmerizing morning sunrises. Schedule your viewing today to experience the epitome of modern living in the vibrant, new Precedence community.