



**245 Precedence View
Cochrane, Alberta**

MLS # A2169581



\$789,000

Division:	River Song		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,916 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Visit REALTOR® website for additional information. Welcome to this stunning 2022-built home in the sought-after Precedence community, where modern design meets functional luxury. Situated on a massive pie-shaped lot, the striking exterior features sleek lines, solar panels, and eye-catching architecture. Inside, high ceilings, open railings, and a built-in bench create an inviting foyer. The open-concept kitchen and dining area impress with two-tone cabinetry, quartz countertops, a gas stove, a walk-through pantry, and a floor-to-ceiling tile upgrade. The living area, with its electric fireplace and oversized windows, flows seamlessly to the oversized deck and fully landscaped backyard, complete with a custom shed offering tons of additional storage. Upstairs, a bright bonus room leads to the spacious primary suite, boasting a spa-like ensuite with heated floors, double quartz sinks, a steam shower, a soaker tub, and a walk-in closet. Two additional bedrooms and an upper-level laundry complete the space. The finished lower level offers a family room, exercise area, fourth bedroom, and stylish full bath. Experience the benefits of sustainable living with this brand-new solar home system, designed to significantly reduce your electricity costs, providing long-term savings and energy independence in Cochrane's sunny climate! Additional perks include quick access to the river and trail system, a Kinetico water softener, a radon mitigation system, a double attached garage with mezzanine for storage, a gas line for the deck, and hot/cold backyard water access. This expansive lot and meticulously upgraded home is a rare find!