



**192 Precedence Hill
Cochrane, Alberta**

MLS # A2187334



\$790,000

Division:	Precedence		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,285 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle, See Remarks	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Other, See Remarks, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

.Welcome to Your Dream Home in Precedence, Cochrane! This stunning Built Green Canada Gold Certified home is a masterpiece of modern design, energy efficiency, and thoughtful upgrades. Situated in the family-friendly community of Precedence in Cochrane, this home offers the perfect blend of comfort, sustainability, and luxury for today's families. The main floor welcomes you with a bright, open-concept living space that seamlessly integrates the kitchen, dining room, and living room. The upgraded kitchen is a chef's dream, featuring high-end appliances, plenty of counter space, and a large walk-in pantry that makes organization effortless. A private main floor office which is tucked away with a double sided fireplace, providing the ideal spot for working from home or managing family tasks. Upstairs, the primary bedroom is a sanctuary of relaxation. This spacious retreat includes a large walk-in closet and a spa-like 5-piece ensuite, perfect for unwinding after a busy day. Two additional bedrooms offer ample space for family or guests, and the bonus room provides a versatile space for family activities or a cozy media area. The upper floor also features a convenient laundry room and a second 5-piece bathroom, ensuring every detail of daily living is covered. The lower level is a walkout basement with soaring 10-foot ceilings, ready for your customization. Whether you envision a home gym, additional bedrooms, or a family recreation area, the possibilities are endless. This home is designed with energy efficiency in mind, boasting six solar panels, triple-pane windows, and a UV-C ultraviolet light air purification system. The high-efficiency furnace and HRV unit ensure optimal comfort year-round, while the tankless hot water heater provides endless hot water with no waste. Smart home technology, including a comprehensive Ring Alarm

System with doorbell, cameras, and sensors, adds convenience and peace of mind. Outdoor living is a delight with a huge two-level deck overlooking the backyard. The walkout design allows easy access to the outdoor space, perfect for entertaining or enjoying quiet moments with family. The home also includes 220-volt rough-ins for electric vehicle charging in the garage and a hot tub setup in the backyard, ensuring modern convenience meets future needs. Located in the picturesque neighbourhood of Precedence, this home is surrounded by scenic walking paths and natural beauty. With \$16,600 worth of energy-efficient features included, this home not only offers luxurious living but also significant cost savings. Discover the perfect family home where every detail has been thoughtfully designed for your comfort and convenience.