



GRASSROOTS
REALTY GROUP

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217 Precedence View Cochrane, Alberta

MLS # A2190649



\$770,000

Division:	Precedence		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,174 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	-
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Welcome to this beautiful 3-bedroom, 2.5-bathroom new build with a LARGE backyard, perfectly situated in a CUL-DE-SAC in the sought-after community of Precedence in Cochrane. With breathtaking views of Glenbow Ranch Provincial Park, this home offers a perfect blend of modern design and natural beauty. Step inside the main level, where you are greeted by rich luxury vinyl flooring. From here, you can either head upstairs to the main living area or downstairs to the attached double-car garage and unfinished basement. On the first level, the open-concept design seamlessly connects the kitchen, dining, and living areas, creating a welcoming and functional space. The stylish kitchen is equipped with brand-new built-in appliances, a spacious kitchen island, and elegant quartz countertops. The beautiful cabinetry complements the neutral tones throughout the home. The living room features a cozy built-in gas fireplace and a contemporary light fixture that adds warmth to the space. Step outside to the OVERSIZED BACKYARD, complete with a deck and a convenient BBQ gas line—perfect for entertaining. Completing this level is a well-appointed 2-piece bathroom. Upstairs, plush carpet flooring leads you to three generously sized bedrooms and two full bathrooms. The two secondary bedrooms are ideal for children, guests, or a home office. The primary suite is a true retreat, featuring a large window that fills the space with natural light and offers serene backyard views. The spacious walk-in closet includes built-in organizers for added convenience and the luxurious 5-piece ensuite features elegant tile flooring, a double vanity, and quartz countertops, creating a spa-like atmosphere. The unfinished basement provides endless possibilities, allowing you to design a space that suits your needs—whether it's a recreation room, home office,

gym, or additional living area. Located in Cochrane’s vibrant Precedence community, this home is just minutes from downtown Cochrane, with easy access to Calgary and the Rocky Mountains. Residents can enjoy nearby walking paths along the Bow River, as well as close proximity to schools, shopping centers, and other amenities. Don’t miss your opportunity to make this incredible property your own!