



**7 Precedence Link
Cochrane, Alberta**

MLS # A2193368



\$679,900

Division:	Precedence		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,782 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: All lighting fixtures attached, All Attached Shelving

Welcome to this stunning detached home in the sought-after community of Precedence. Built in 2021, this beautifully designed home offers a bright, OPEN-CONCEPT main floor with newly updated LUXURY VINYL PLANK flooring flowing through the living room, dining area, and kitchen. The kitchen boasts QUARTZ COUNTERTOPS, white cabinetry, STAINLESS STEEL appliances including a NEW DISHWASHER and OVEN with smart features (2024), a spacious ISLAND with a BREAKFAST BAR, a corner PANTRY, and large windows that fill the space with natural light. Upstairs, you'll find a cozy BONUS ROOM, three bedrooms including the primary bedroom, a 4-piece guest bathroom and a convenient laundry room with tile flooring. The primary bedroom features a WALK-IN CLOSET and a private 3-piece ENSUITE with QUARTZ COUNTERS and tile floors. The fully finished basement extends your living space with a large REC ROOM with a WET BAR that has a BAR FRIDGE which would be a great space for having friends over to watch the game. A FULL WALL MIRROR could also make it perfect for a home gym. A 4-piece bathroom and an additional bedroom complete the basement. Step outside to a thoughtfully landscaped backyard with ARTIFICIAL TURF, a STONE PATIO for a fire pit, and a STONE PATHWAY leading to the detached two-car garage. The fully fenced yard also features a beautiful DECK—perfect for outdoor entertaining and GEMSTONE LIGHTS add a lovely feature in the evening! This home is equipped with CENTRAL AIR CONDITIONING and offers a fantastic blend of comfort, style, and functionality. Don't miss your chance to live in this incredible home in Precedence!