



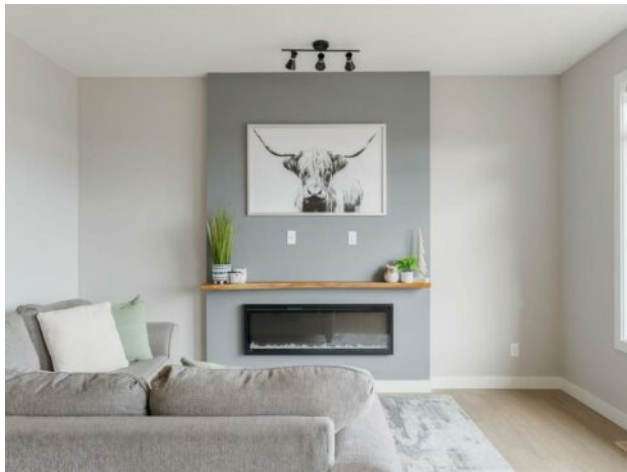
**GRASSROOTS**  
REALTY GROUP

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## 395 Precedence Hill Cochrane, Alberta

**MLS # A2199611**

**\$749,900**



<b>Division:</b>	Precedence		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,840 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished, Walk-Out To Grade	<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, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

**Inclusions:** Electric Fireplace, TV Wall Mount(s), All Lighting Fixtures Attached, Mantle Above Fireplace, All Shelving Attached

Come explore this stunning home in Precedence! As you step inside, you're welcomed by a BUILT-IN BENCH in the foyer, leading into the bright and airy OPEN-CONCEPT main floor with 9FT CEILINGS. The kitchen is both stylish and functional, featuring STAINLESS STEEL APPLIANCES which include an INDUCTION STOVE/DOUBLE OVEN combo, a stunning TILE BACKSPLASH, QUARTZ COUNTERS and a BREAKFAST BAR with a large WALK-IN PANTRY. The living room offers a warm and inviting space with an electric FIREPLACE with a MANTLE, perfect for cozying up on cooler days. From the living room, step out onto the back DECK that spans the width of the house, complete with a privacy wall to take in the VIEWS OF COCHRANE or walk down the NEWLY INSTALLED STAIRS to the backyard. Upstairs, you'll enjoy the BONUS ROOM, perfect for a relaxing movie night with family or watching the game with friends. There are three bedrooms including the Primary bedroom which boasts SCENIC VIEWS and offers an ensuite with a SOAKING TUB, DOUBLE VANITY, STAND ALONE SHOWER and a WALK-IN CLOSET. A 4pc guest bathroom and UPPER FLOOR LAUNDRY adds convenience to this space. The partially finished WALKOUT BASEMENT includes a 3-piece bathroom, a bedroom, equipped with electrical, and plenty of space for a family or Rec room off the back of the home. Additional features of this home include a DOUBLE ATTACHED GARAGE and a prime location close to the river, walking/biking trails, the Rec Centre, and just a short drive to town amenities. Don't miss the opportunity to see this gorgeous home—book your showing today!