# \$735,000 - 395 Precedence Hill, Cochrane

MLS® #A2199611

## \$735,000

3 Bedroom, 4.00 Bathroom, 1,840 sqft Residential on 0.09 Acres

Precedence, Cochrane, Alberta

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.Â

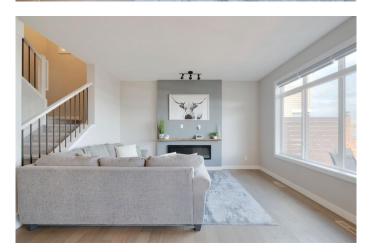
The kitchen is both stylish and functional, featuring STAINLESS STEEL APPLIANCES which include an INDUCTION STOVE/DOUBLE OVEN combo, a stunning TILE BACKSPLASH, QUARTZ COUNTERS and a BREAKFAST BAR with a large WALK-IN PANTRY.Â

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.Â

Upstairs, you'II 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.Â

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 homeâ€"book your showing today!

#### Built in 2021

### **Essential Information**

MLS® # A2199611 Price \$735,000

Bedrooms 3
Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,840 Acres 0.09 Year Built 2021

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 395 Precedence Hill

Subdivision Precedence
City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 2T6

### **Amenities**

Parking Spaces

Parking Double Garage Attached

4

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High

Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry,

Walk-In Closet(s)

Appliances Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer,

Window Coverings

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric
Has Basement Yes

Basement Full, Partially Finished, Walk-Out

## **Exterior**

Exterior Features BBQ gas line

Lot Description Back Yard, Front Yard, Landscaped, Views

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 6th, 2025

Days on Market 54

Zoning R-MX

# **Listing Details**

Listing Office eXp Realty

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