

263 Precedence Hill Cochrane, Alberta

MLS # A2200485



\$819,900

Division:	Precedence		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,085 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Fridge in Garage, Curtains, Electric Fireplace

Welcome to this beautifully appointed 2-storey home in the scenic community of Precedence, built in 2022 and loaded with upgrades! The OPEN-CONCEPT main floor boasts soaring 9' CEILINGS, ENGINEERED HARDWOOD FLOORS, and BRAND NEW TILE. The modern kitchen features QUARTZ COUNTERTOPS, a large ISLAND with BREAKFAST BAR, built-in microwave, gas stove with range hood, and a WALK-THROUGH PANTRY for added convenience. The bright living room showcases a striking ELECTRIC FIREPLACE with full-height STONE BRICK surround and expansive windows that frame stunning views of the river valley. A custom mudroom with BUILT-IN BENCHES and hooks, a main floor OFFICE, and a stylish half bath complete the level. Upstairs, a cozy BONUS ROOM, a full guest bath, and three bedrooms, including a spacious primary bedroom await. The primary bedroom features a charming SHIPLAP ACCENT WALL, a 5pc spa-like ENSUITE with DOUBLE SINKS, a STAND ALONE SOAKING TUB, a TILE SHOWER with GLASS-SURROUND, and a WALK-IN CLOSET. The FULLY FINISHED, WALKOUT BASEMENT offers a large FAMILY ROOM, fourth bedroom, full 4pc bath, and access to a CONCRETE PATIO in the backyard. Enjoy panoramic views from the upper deck or stay cool indoors with CENTRAL AIR CONDITIONING. This property has fantastic access to walking trails with incredible views less than half a block away from your home or a quick bike ride or walk to the Spray Lakes Recreation Centre that is a fit for all ages. Enjoy the dog park that runs along the Bow River and the many amenities that surround this neighbourhood. This is luxury, comfort, and functionality all in one!