



**220 Precedence View  
Cochrane, Alberta**

**MLS # A2297043**

**\$875,000**



<b>Division:</b>	Precedence		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,260 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Oversized		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Low Maintenance Landscape, No Neighbours Behind,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)

**Inclusions:** All Lighting Fixtures Attached, All Attached Shelving, Garage Controls, Garage Opener, Barn Doors with Attachements

**CUSTOM BUNGALOW | WALKOUT | \$100K+ IN UPGRADES | VALLEY VIEWS |** Built in 2022 on a larger lot Over \$100,000 in upgrades Fully finished walkout basement 2 bedrooms + den/gym (easy 3rd bedroom) Open-concept layout with oversized 4-panel sliding doors Modern kitchen with black accents, gas stove & upgraded lighting 9-ft waterfall island with extended seating Walk-in pantry with custom coffee/wine bar + wine fridge Custom barn doors, glass/wood railing & feature walls Black-framed windows + Hunter Douglas blinds Tile bathrooms with upgraded black fixtures Primary suite with LVP flooring & custom closet Full-width deck + walkout concrete patio with valley views Widened garage Custom mudroom with built-in cabinetry & beverage station Move-in ready with premium finishes throughout. Rare opportunity in a sought-after community.