



**229 Precedence View  
Cochrane, Alberta**

**MLS # A2300825**



**\$789,000**

<b>Division:</b>	Precedence		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,185 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Hot Tub, Dining table

**\*\* Open House: Saturday, May 2nd 12-2pm \*\*** Perfectly positioned in the sought-after community of Precedence, this exceptional home fronts onto a green space that enhances the sense of openness right outside your door. Designed with entertaining in mind, the expansive main floor offers an incredible space to gather, highlighted by a 10-person dining table that is included—perfect for hosting family and friends. The sleek kitchen is both stylish and functional, featuring built-in appliances and elegant quartz countertops throughout, making it ideal for both everyday living and entertaining. This unique reverse walkout design with a double drive-under garage maximizes space and flexibility for modern lifestyles, complete with a convenient mudroom off the garage—perfect for keeping things organized year-round. Upstairs, you’ll find three spacious bedrooms, including a well-appointed primary suite with a spa-inspired ensuite showcasing custom tile work and a glass shower. The fully landscaped backyard is your own private retreat, complete with a hot tub—perfect for relaxing or entertaining year-round. Fronting green space, built for hosting, and loaded with value—this home is priced so well you won’t want to miss it.