



**164 Precedence Hill  
Cochrane, Alberta**

**MLS # A2306361**



**\$799,900**

<b>Division:</b>	Precedence		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,621 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, Driveway, Front Drive, Heated Garage		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic 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>	Mixed, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** All Curtains & Blinds. Garage; Electric Heater, Garage Opener & Fob(s). TV Wall Mounts; Living Room & Bonus Room. Solar Panels.

Located in the community of Precedence, this walkout home built by Jayman offers a modern layout with clean finishes and a setting that keeps you close to pathways, the Bow River and Cochrane's expanding amenities. The main floor opens with large windows and a bright, open layout that carries through the kitchen, dining and living spaces. The kitchen is centred around a generous oversized island with seating, quartz countertops and stainless steel appliances that include a gas cook top, built-in wall oven and convection microwave, along with a dedicated coffee bar that adds function without taking up space. The living room is anchored by a gas fireplace and kept simple, letting the natural light and layout do the work. At the front of the home, the office is set apart with an interior glass window that allows light to move through the space while still giving separation when needed. A mudroom and powder room sit just off the garage entry. Upstairs, the bonus room creates a second living area that's separate from the main floor. The primary bedroom is well-sized and includes dual walk-in closets that connect directly through to the laundry room, a layout that makes everyday routines easier. The ensuite features dual vanities, a soaker tub and a glass shower. The additional bedrooms are generously sized and share a full bathroom with dual sinks. The walkout basement is undeveloped, giving you the flexibility to finish it in a way that suits your needs, whether that's additional living space, a home gym or guest area. The backyard is fenced and awaiting your personal landscaping touch. Additional features include dual furnaces, hot water on demand, solar panels and an EV charger already in place. Precedence is quickly becoming one of Cochrane's popular communities, with access to the Bow River pathway system and a natural setting that

connects you to the outdoors. It's also just minutes from Spray Lake Sawmills Family Sports Centre, the parks and ball diamonds in Greystone Park, and everyday essentials at Co-op Food Store, with a quick route into downtown Cochrane and Calgary. Call your favourite realtor and book a showing today!