



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**220 Precedence View  
Cochrane, Alberta**

**MLS # A2309992**



**\$849,900**

<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, All Window Coverings Attached, Barn Doors.

Welcome to this exceptional custom-built bungalow on an extra-wide lot, completed in 2022 and perfectly situated on a spacious lot overlooking the valley. Showcasing over \$100,000 in premium upgrades, this home blends modern luxury with thoughtful functionality and stunning design throughout with over 2300 SQFT of developed living space. The open-concept main floor is highlighted by a spectacular chef-inspired kitchen featuring a 9-foot waterfall island with extended seating, gas stove, black accents, upgraded lighting, and a beautifully customized walk-in pantry complete with a coffee and wine bar plus wine fridge. Oversized 4-panel sliding doors flood the living space with natural light and lead to the full-width deck where you can relax and take in the breathtaking views. Attention to detail is evident throughout the home with custom barn doors, feature walls, glass and wood railings, black-framed windows, Hunter Douglas blinds, and elevated designer finishes. The primary retreat offers LVP flooring and a custom closet, while the bathrooms are finished with stylish tilework and upgraded black fixtures. The fully finished walkout basement adds incredible versatility with two spacious bedrooms plus a den or gym that could easily function as a third bedroom. Step outside to the concrete patio and enjoy seamless indoor-outdoor living. Additional highlights include a widened garage and a thoughtfully designed custom mudroom with built-in cabinetry and beverage station for added everyday convenience. Move-in ready and loaded with upscale upgrades, this is a rare opportunity to own a beautifully finished bungalow with unforgettable valley views in one of Cochrane's most desirable communities.