



**GRASSROOTS**

REALTY GROUP

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**160 Precedence Hill  
Cochrane, Alberta**

**MLS # A2310348**



**\$769,900**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Precedence  |               |                  |
| <b>Type:</b>     | Residential/House   |               |                  |
| <b>Style:</b>    | 2 Storey  |               |                  |
| <b>Size:</b>     | 2,489 sq.ft.  | <b>Age:</b>   | 2023 (3 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Front Drive, Insulated   |               |                  |
| <b>Lot Size:</b> | 0.09 Acre   |               |                  |
| <b>Lot Feat:</b> | Few Trees, Front Yard, Landscaped, Rectangular Lot, Street Lighting |               |                  |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | High Efficiency, Forced Air   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, See Remarks, Tile   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Composite Siding, Stone, Vinyl Siding   | <b>Zoning:</b>    | R-MX |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | 10-Panel Solar System   |                   |      |

Priced to Sell! Have you been searching for a "next to new", move-in ready home with all the right finishes and upgrades, without the same old cookie-cutter floor plan? Well, you've just found it! Welcome to this nearly 2,500 sq. ft. 3 bedroom 2.5 bathroom walkout property that literally checks all the boxes. Featuring engineered hardwood flooring, a gourmet built-in kitchen with gas cooktop, full-height cabinetry and under-cabinet lighting, a main floor office/den with sliding barn doors, feature fireplace, large central bonus room, additional flex space on the second level, and a spacious primary bedroom with a spa-like ensuite complete with his and her vanities, deep soaker tub, and fully tiled shower with upgraded 10mm glass. The secondary bedrooms both feature walk-in closets, and the main bathroom is also fully tiled. Additional upgrades include custom window coverings, air conditioning, dual-zone climate control, tankless hot water, and a \$15,000 solar panel system designed to improve energy efficiency and help reduce utility costs. There are simply too many upgrades to list! But that's just the inside. How about the \$40,000 low-maintenance backyard oasis? Complete with multiple deck spaces, custom fire pit area with fully stocked woodshed, and artificial turf, so no lawn mower required! The bright walkout basement offers nearly 1,000 sq. ft. of undeveloped space, giving you endless possibilities to add your own personal touches. Perfect for growing families and entertainers alike, this home offers tons of upgrades in a beautiful, family-friendly community close to parks, pathways, shopping, amenities, and the SLS Centre. With all the added expenses of landscaping, decks, fencing, window coverings, air conditioning, and solar already taken care of, there's nothing left to do but move in and enjoy. Best of all, enjoy the peace of mind of transferable new home warranty coverage

while avoiding one of the biggest costs associated with buying new. No GST payable! At this price, this property is a bargain and definitely won't last long.