



**363 Precedence Hill
Cochrane, Alberta**

MLS # A2312415



\$725,000

Division:	Precedence		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,839 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Views		

Heating:	Electric, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Electric Fireplace, TV Wall Mount(s), Window Coverings, All Lighting Fixtures Attached, Curtain Rods		

Welcome to this beautifully designed 2023 BUILT HOME offering the perfect blend of modern luxury, thoughtful design, and everyday functionality, all set against the breathtaking backdrop of the Glenbow Valley from the deck. From the moment you step inside, you'll appreciate the elevated finishes, bright open-concept layout, and inviting atmosphere that makes this home feel warm, welcoming, and perfect for family living. **KITCHEN - BRIGHT & TIMELESS** The stunning WHITE kitchen is both elegant and functional, featuring QUARTZ countertops, STAINLESS STEEL appliances, DESIGNER TILE backsplash, and an inviting layout perfect for gathering with family and friends. Whether preparing weeknight dinners, hosting holidays, or enjoying morning coffee together, this space was designed to be the true heart of the home. **MAIN FLOOR FEATURES** The spacious main level is filled with natural light and designed for connection and comfort, complete with a stylish ELECTRIC FIREPLACE that creates a cozy setting for family evenings. A BUILT-IN BENCH at the front entry adds everyday functionality for busy family life, while designer finishes carry seamlessly throughout the home. **UPPER LEVEL - FAMILY FUNCTIONALITY** Upstairs, the BONUS ROOM with a TRANSOM WINDOW offers the perfect secondary living space for movie nights, a kids play area, or relaxing together at the end of the day. The convenient upper-level LAUNDRY ROOM makes daily routines easier, while two additional bedrooms and a beautifully finished 4-PIECE bathroom complete the level. **PRIMARY RETREAT - VALLEY VIEWS** Escape to the spacious primary suite where peaceful VIEWS OF THE GLENBOW VALLEY create a true retreat. The spa-inspired 5-PIECE ENSUITE features DOUBLE VANITIES, a SOAKER TUB, STAND-ALONE

SHOWER, and WALK-IN CLOSET thoughtfully designed to offer comfort, relaxation, and a quiet place to unwind. LOWER LEVEL - WALKOUT The UNFINISHED WALKOUT BASEMENT offers endless opportunities to create additional living space tailored to your family's needs, whether it be a future recreation room, home gym, guest space, or additional bedrooms. A BATHROOM ROUGH-IN is already in place, along with direct access to the PRIVATE LOWER OUTDOOR SPACE. OUTDOOR LIVING - PRIVATE & PEACEFUL Enjoy the FULLY FENCED EAST-FACING BACKYARD designed to capture the beauty of the surrounding valley. The TWO OUTDOOR SPACES including the UPPER DECK WITH PRIVACY SCREEN and LOWER WALKOUT PATIO create the perfect setting for summer BBQs, morning coffees, children playing outdoors, or simply taking in the peaceful GLENBOW VALLEY VIEWS. LOCATION & LIFESTYLE Ideally located within walking distance to the RIVER VALLEY, parks, pathways, and schools, while also being just minutes to the REC CENTRE, shopping, and everyday amenities. Quick access in and out of town adds convenience to busy family schedules.