



GRASSROOTS
REALTY GROUP

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**376 Precedence Hill
Cochrane, Alberta**

MLS # A2328867



\$749,900

Division:	Precedence		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,232 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Street Lighting		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	All Window Coverings, Pergola, Built-In Bench, Slatted Feature Wall, All Shelving Attached, Barn Door with Attachments, Custom Beams		

Welcome to 376 Precedence Hill, where elevated design meets effortless everyday living. This beautifully crafted BUNGALOW offers the perfect blend of comfort, style, and functionality, with an inviting OPEN-CONCEPT layout and soaring VAULTED CEILINGS that fill the home with natural light and create an incredible sense of space. Whether you're hosting friends or enjoying a quiet evening at home, the thoughtfully designed main living area is made to bring people together. At the heart of the home, the stunning UPGRADED kitchen features QUARTZ COUNTERTOPS, a statement FEATURE HOOD FAN, updated TILE BACKSPLASH, and abundant cabinetry, making it as practical as it is beautiful. The adjoining living room is anchored by a cozy ELECTRIC FIREPLACE with a striking floor to ceiling TILED FEATURE WALL, creating the perfect place to unwind year-round. Working from home is a breeze with the stylish MAIN FLOOR OFFICE, complete with a BARN DOOR and custom built-in attachment. Everyday living is elevated with an upgraded LAUNDRY ROOM offering additional COUNTER SPACE, SHELVING, CABINETRY, and upgraded TILE, while the elegant HALF BATH showcases a SLATTED ACCENT WALL, QUARTZ COUNTERS, and upgraded fixtures. The PRIMARY SUITE is designed as a private retreat, featuring a spacious WALK-IN CLOSET and a spa-inspired ENSUITE with DUAL SINKS and a fully TILED SHOWER. Downstairs, the FULLY FINISHED BASEMENT creates even more room to relax and entertain, offering a welcoming FAMILY ROOM with a FEATURE WALL and DRY BAR, along with TWO ADDITIONAL BEDROOMS and a stylish 4-PIECE BATHROOM for family or overnight guests. Step outside and enjoy everything outdoor living has to offer in the beautifully landscaped WEST-FACING BACKYARD. Spend summer

evenings on the TWO-TIERED DECK, relax beneath the covered PERGOLA, gather around the BUILT-IN BENCH, and take in the thoughtfully designed gardens, PAVING STONE PATHWAY, and scenic views over Cochrane. Located in the sought-after community of Precedence, you'll enjoy easy access to parks, walking pathways, playgrounds, future amenities, and quick connections throughout Cochrane and west toward the Rocky Mountains. Combining premium finishes, exceptional outdoor living, and a welcoming community, this is a home designed for the way you want to live.