



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

363 Precedence Hill
Cochrane, Alberta

MLS # A2330366



\$699,900

Division:	Precedence		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,847 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, Landscaped, Low Maintenance Landscape, Private, Rectangular L		

Heating:	Forced Air, Natural Gas	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: Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)

Inclusions: Frdige, Gas Range, Microwave, Washer/Dryer, Dishwasher, Curtain Rods, Window Coverings, Garage Opener

363 Precedence Hill!!! Welcome to this beautifully maintained 2023-built home - WALKOUT BASEMENT, FULLY FENCED & LANDSCAPED & IN SHOW HOME CONDITION. This home offers the perfect blend of modern design, everyday functionality, and timeless finishes. Lovingly cared for, this pet-free, child-free, non-smoking home has been exceptionally maintained and is presented in show home condition. Designed with both family living and entertaining in mind, the bright open-concept main floor is filled with natural light and showcases a timeless white kitchen featuring quartz countertops, stainless steel appliances, a designer tile backsplash, abundant cabinetry, and a large centre island. The inviting living room is anchored by a stylish electric fireplace, creating the perfect place. Upstairs, you'll love the spacious bonus room with a transom window, the convenience of upper-floor laundry, two generous secondary bedrooms, and a beautifully finished 4pc bathroom. The spacious primary suite offers a walk-in closet and a spa-inspired 5pc ensuite complete with dual vanities, a relaxing soaker tub, and a separate glass shower. The unfinished walkout basement offers endless possibilities to create the space that best suits your lifestyle. Whether you envision a guest retreat, family room, home gym or additional bedrooms, the bathroom rough-in is already in place to make future development even easier. Step outside and enjoy two outdoor living spaces, including an upper deck with a privacy screen and a covered walkout patio below. The fully fenced and landscaped east-facing backyard provides plenty of room to relax, entertain, or simply enjoy the outdoors. Ideally located close to parks, playgrounds, schools, walking paths, the Bow River, the SLS Centre, shopping, and everyday amenities, with quick access in and out of Cochrane for an easy

commute. If you've been searching for a move-in-ready home that has been meticulously maintained from day one, this exceptional property offers the rare opportunity to own a home in true show home condition. Call today to view!