



GRASSROOTS
REALTY GROUP

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**110 Precedence View
Cochrane, Alberta**

MLS # A2342390



\$768,000

Division:	Precedence		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,309 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this nearly new 2,300 sq. ft. detached home in Cochrane, offering a functional layout with plenty of space for a growing family. Built just two years ago, the home features four bedrooms upstairs, a spacious bonus room and a well-appointed primary suite with an impressive ensuite. The main floor includes a dedicated office, open living spaces and direct access to the east-facing backyard, while the front double attached garage provides plenty of room for vehicles and storage. Cochrane continues to be a great choice for buyers looking for more space while staying within easy reach of Calgary. With quick access to the mountains, an extensive pathway system, parks, schools and a growing selection of shops and restaurants, you get the benefits of a smaller community without giving up everyday amenities. A modern, move-in-ready home with the space and layout families are looking for.