



GRASSROOTS
REALTY GROUP

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128 Precedence Hill
Cochrane, Alberta

MLS # A2344770



\$819,900

Division:	Precedence		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,400 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Corner Lot, Landscaped, Low Maintenance Landscape, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sauna, Walk-In Closet(s), Wired for Sound		
Inclusions:	solar panels, gazebo.		

Watch the video Open House Sep 26th & 27th 11:30am - 1:30pm. A rare opportunity just steps from some of Cochrane's most scenic walking trails with breathtaking mountain & river views! With OVER \$100,000 spent on upgrades by the owners after possession, this stunning Jayman built Elliott 24 sits on a premium corner lot in sought-after Precedence. Offering almost 3,000 sq ft of developed living space, including a professionally finished walkout basement, this thoughtfully designed 4-level split is loaded with all the bells & whistles you have been dreaming of. CORNER LOT | 3 BEDROOMS | 9'+ CEILINGS ON MAIN/LOWER LEVEL | WALKOUT BASEMENT | MAIN FLOOR DEN WITH FIREPLACE | CHEF'S DREAM KITCHEN | KITCHENAID APPLIANCES | SPA-LIKE ENSUITE | BUILT-GREEN HOME | 10 SOLAR PANELS | TRIPLE-PANE WINDOWS | TANKLESS HOT WATER | TWO-STAGE FURNACE | WATER SOFTENER | EV CHARGER (wired-in) | TECHNOLOGY PACKAGE (WORTH \$22K) | MOTORIZED BLINDS | NO CARPET | PRIVATE SAUNA | BACKYARD RETREAT Step inside to a wide, welcoming foyer and head upstairs to a bright, beautifully connected floor plan filled with natural light. The chef's dream kitchen is the true showstopper, featuring stylish two-toned cabinetry, a custom hood fan, premium KitchenAid appliances, 36" stainless-steel gas cooktop, large pantry and garburator. A bright main floor den features its own fireplace, creating an incredible work-from-home space, while a second fireplace in the great room provides another beautiful focal point with floor to ceiling tiles. For all pet-lovers, a unique fully tiled pet shower on the main floor is included as well. The expansive primary retreat is truly impressive, welcoming you through elegant double doors into a bright and relaxing

space featuring 9’ ceilings, custom built-in closets and an abundance of natural light. Extra windows fill the room with sunshine all day long while offering a beautiful peek-a-boo view of the Rocky Mountains! The spa-inspired ensuite completes the retreat with a large soaker tub, separate glass-enclosed shower, private water closet and dual-sink vanity. The upper level offers two additional bedrooms, a spacious bonus room, a full bathroom with dual sinks and a laundry room. Everyone gets their space and privacy with no compromises at all. Enjoy exceptional privacy from your deck while taking in beautiful valley views all day long. A rare feature on this street, the backyard offers an incredible sense of openness and privacy. The walkout basement (9.5FT CEILINGS) takes this home to another level with a bright rec room with dramatic floor to ceilings featured wall with an impressive 72" Napoleon fireplace, built-in speakers, and a bathroom with Scandinavian type custom build sauna. Outside, enjoy a thoughtfully designed low-maintenance backyard featuring a hard-top gazebo, large exposed-aggregate patio, a Roman-circle stone pad for fire pit and hard top gazebo. An exceptional opportunity to own an extensively upgraded home in Cochrane's most desirable communities.