



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**184 Precedence Hill
Cochrane, Alberta**

MLS # A2345599



\$749,900

Division:	Precedence		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,272 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Humidity Control, Natural Gas	Water:	
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Dishwasher in lower level, Surround Sound wired in lower level, 75" TV and Mount in lower level, 55" TV and Mount in Living Room, Cabinet over the toilet in lower bathroom, 2 wardrobe cabinets in lower level, Cabinet in utility room

Your NEW HOME awaits.... Stunning 2024 Trico Homes Wynwood 28 Vaulted Ceiling Bungalow with finished Walkout Basement Development by Basement Builders in Scenic Precedence area. This beautifully designed bungalow combines comfort, style, and breathtaking views in one exceptional package. As you step through the front door, you are WELCOMED into the heart of the HOME greeted by soaring VAULTED CEILINGS and an open, light-filled floor plan. The kitchen is a delight to cook in with a large island, gas range, and tall cabinetry with quartz countertops, and pantry. Continuing on the main level is the dining area, and living room with electric fireplace and flatscreen TV making this the perfect space for both everyday living and entertaining. Finishing off this level is the Vaulted Primary Bedroom with 5 piece ensuite with SPECTACULAR walk in shower, walk in closet, second bedroom/office, main bathroom, and laundry room. Another added bonus off the living room is the 10 by 14 deck with gas BBQ hook-up which overlooks the landscaped backyard and North East views of the Cochrane Hills, PLUS a double attached garage with high ceilings.....adding more storage possibilities. Head downstairs to the beautifully fully finished walkout basement offering even more living space that has been thoughtfully designed for relaxation, entertainment or a man cave. A massive family room centres around a striking floor-to-ceiling stone gas fireplace with mantle, and 75 inch big screen TV with SURROUND SOUND. There are so many added BONUSES including a large BAR area making this level perfect for hosting gatherings. Finishing off the basement you will find two additional bedrooms and 4 piece bathroom plus utility room. The walkout door leads to a covered patio with beautifully landscaped yard, extending the living space outdoors, plus

electric hook up for a future hot tub area. This HOME BLENDS a thoughtful layout with high-end finishes and stunning surroundings, making this bungalow the best of both worlds! A retreat like setting with easy access to Cochrane's amenities, schools, and scenic trails. Whether you are entertaining friends or enjoying quiet evenings on the deck, this home truly has it all. DO NOT WAIT... make this HOME yours TODAY!