



GRASSROOTS
REALTY GROUP

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205 Precedence View Cochrane, Alberta

MLS # A2346538



\$785,000

Division:	Precedence		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,201 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Tandem, Triple Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Pie Shaped Lot, Private, Street Li		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: All Attached Lighting Fixtures, All Attached Window Coverings, All Attached Shelving Heater in Garage, Mirrors in Garage, Lighting in Garage

WELCOME TO 205 PRECEDENCE VIEW, where modern design, stunning valley views, and everyday comfort come together in one of Cochrane's newest communities. Located in PRECEDENCE, on a cul-de-sac and facing green space, this growing neighbourhood offers parks, playgrounds, walking paths, and convenient access to downtown Cochrane, Calgary, and the mountains. Designed for gathering, entertaining, and everyday living, the heart of the home is the beautifully appointed TWO-TONE KITCHEN featuring warm BROWN CABINETRY, a striking GREY ISLAND, expansive QUARTZ COUNTERTOPS, BUILT-IN WALL OVEN AND MICROWAVE, ELECTRIC COOKTOP, RANGE HOOD, and UPGRADED LIGHTING. The bright living room is anchored by a stunning FLOOR-TO-CEILING BRICK GAS FIREPLACE, creating a warm and inviting atmosphere. Sliding doors lead to the FRONT BALCONY, where you can enjoy your morning coffee while taking in BEAUTIFUL VALLEY VIEWS. A convenient MAIN FLOOR POWDER ROOM adds functionality. Upstairs, you'll find THREE BEDROOMS, a versatile OFFICE NOOK, and REMOTE-CONTROLLED BLINDS. The PRIMARY RETREAT offers a spa-inspired ensuite complete with DOUBLE SINKS, a STAND-ALONE SOAKER TUB, TILED SHOWER, TILED FLOORING, PRIVATE WATER CLOSET, and a LARGE WALK-IN CLOSET. Two additional bedrooms and a SECOND FULL BATHROOM provide plenty of space for family or guests. The FULLY FINISHED BASEMENT expands your living space with a flexible recreation area perfect for movie nights, a home gym, games room, or kids' play space, along with a FULL BATHROOM and convenient UNDER-STAIR STORAGE. Outside, the LANDSCAPED PIE-SHAPED LOT offers room to relax and entertain. The REVERSE

WALKOUT design enhances the connection between indoor and outdoor living, while the BACK DECK is perfect for summer BBQs and evening gatherings. Backing onto a LANEWAY with REAR GATE ACCESS, the yard offers added convenience and accessibility. The UPGRADED HEATED DOUBLE ATTACHED TANDEM GARAGE is ideal for vehicles, hobbies, and storage, featuring RUBBER FLOORING, PAINTED FINISHES, and UPGRADED LIGHTING. Garage floor coverings are negotiable, while mirrors and lighting throughout the home are included. Combining BEAUTIFUL VALLEY VIEWS, THOUGHTFUL UPGRADES, FLEXIBLE LIVING SPACES, and the incredible lifestyle offered by PRECEDENCE, this is a home you'll enjoy for years to come.