



GRASSROOTS
REALTY GROUP

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**38 Precedence Glen
Cochrane, Alberta**

MLS # A2351112

\$524,900

Division:	Precedence		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,457 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Carport		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

Inclusions: none

**** Open House: Sunday, October 18th 12-2pm **** Welcome to this bright and beautifully appointed detached 3 bedroom, 2.5 bath home in Precedence with South facing back yard and back lane. Designed with modern living in mind, this home features an open concept layout with 9 foot ceilings, hardwood flooring, abundant natural light, and a spacious great room highlighted by a cozy wall-mounted fireplace. The stylish kitchen is the heart of the home, showcasing quartz countertops and large central island. Upstairs, you'll find three generously sized bedrooms, including a relaxing primary retreat complete with a walk-in closet and a private 4 piece ensuite with double vanity, while the family bathroom serves the additional bedrooms. The unfinished basement offers endless possibilities to create the space you've been dreaming of, whether it's a family room, home gym, recreation area, or additional bedroom. Conveniently located close to schools, parks, amenities including Spray Lakes Sports Centre are just minutes away, and local eateries, this exceptional home combines comfort, style, and future potential in a family friendly community.