# \$824,750 - 132 Precedence Hill, Cochrane

MLS® #A2210662

## \$824,750

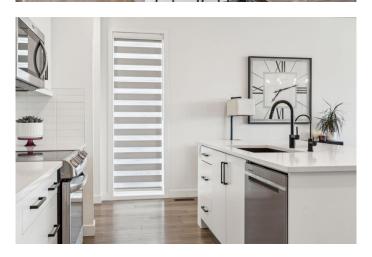
3 Bedroom, 3.00 Bathroom, 2,295 sqft Residential on 0.09 Acres

Precedence, Cochrane, Alberta

Welcome to this stunning two-storey home in the desirable community of Precedence! Designed with both style and functionality in mind, the OPEN-CONCEPT main floor features a bright and elegant WHITE KITCHEN with striking black hardware, QUARTZ COUNTERTOPS, and a LARGE ISLAND with a spacious BREAKFAST BAR enough to sit 4. The space in this kitchen is hard to come by with plenty of counter space throughout the U shaped kitchen, a WALK-IN PANTRY, featuring subway tile throughout. This home also included upgraded appliances with an INDUCTION COOKTOP, and a BAR/WINE FRIDGE. The spacious living room boasts high ceilings and large TRIPLE PANE WINDOWS for energy efficiency, flooding the space with lots of natural light. Step out onto the east facing deck, which offers a BBQ GAS LINE for entertaining and the perfect place for enjoying your morning coffee and the sunrise. Upstairs, the serene primary bedroom offers an abundance of windows and a spa-like 5pc ensuite with a SOAKING TUB, STAND-ALONE SHOWER, and DOUBLE VANITY. A convenient WALK-THROUGH CLOSET connects directly to the laundry room. Two additional bedrooms, a 4-piece guest bathroom, and a central bonus room provide plenty of space for relaxation. The unfinished WALKOUT BASEMENT with bathroom rough-in offers endless potential, while the AGGREGATE PATIO and beautifully landscaped lawn provide outdoor enjoyment.







Additional features include a DOUBLE ATTACHED GARAGE with BUILT-IN SHELVING, and SOLAR PANELS for even more energy efficiency, with modern design touches throughout. This is the one you've been waiting for! Book your showing today!

#### Built in 2022

### **Essential Information**

MLS® # A2210662 Price \$824,750

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 2,295 Acres 0.09 Year Built 2022

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 132 Precedence Hill

Subdivision Precedence
City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 2T6

## **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Bathroom Rough-in, Double Vanity, Soaking Tub, Vaulted

Ceiling(s)

Appliances Dishwasher, Refrigerator, Washer/Dryer, Window Coverings, Induction

Cooktop, Microwave Hood Fan

Heating Forced Air
Cooling Central Air

Has Basement Yes

Basement Full, Unfinished, Walk-Out

#### **Exterior**

Exterior Features Other

Lot Description Back Yard, Landscaped, Street Lighting, Front Yard

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed April 11th, 2025

Days on Market 91

Zoning R-MX

## **Listing Details**

Listing Office eXp Realty

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