

**205 Precedence View
Cochrane, Alberta**

MLS # A2177891



\$799,000

Division:	Precedence		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,195 sq.ft.	Age:	2022 (2 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: N/A

Ready for immediate possession, this beautiful 2 story home with views of the valley and a fully fenced and landscaped back yard is all ready for your Christmas decorations. As you pull into the garage you will appreciate the added space you get with the double attached tandem garage. The lower level is fully finished with a rec room and a full bath. As you move to the main floor the kitchen, with a big island and upgraded appliances separate the living area, with the big views of the valley, and the dining room which is open to the back yard. An office and a powder room complete the main area. The Primary retreat has a large walk-in closet, and an upgraded master bath with double vanities, a soaking tub and a large custom tile shower. Two more large bedrooms share another full bath, with the big Laundry room across the hall. A small added second office area completes the upper floor. Precedence is a very beautiful community with easy access to downtown, the rec centre and local highways.