

**200 Precedence Hill
Cochrane, Alberta**

MLS # A2180653



\$729,323

Division:	Precedence		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,308 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Are you looking for a home with a main floor bedroom + full bathroom? Say hello, to 200 Precedence Hill. With over 2300 sq.ft. 4 bedrooms, 3.5 baths and a walkout basement this is the perfect family home. Perched atop of the hill in Precedence in Cochrane, and stunning views from all levels, you'll love coming home here. Enjoy cooking in your spacious kitchen complete with pantry, upgraded appliances including a gas range. Cozy up in your living room with your electric fireplace and enjoy breathtaking views of the Glenbow valley. Privately tucked away on the main floor, you'll find a main floor bedroom, complete with a full bathroom. Perfect for family or home based business. As you head upstairs, you're greeted with a centrally located and spacious bonus room, perfect for family movie night & play room. Unwind at the end of the day in your primary suite complete with a spacious walk-in closet & ensuite with double vanities, soaker tub and tile shower. The second floor is complete with a large laundry room, two spare bedrooms & full bath. In the basement, you'll find a walk-out basement, with large windows full of opportunity for your future development. Don't miss the opportunity to move into your new home before Christmas! Book your showing today!