

**235 Precedence Hill  
Cochrane, Alberta**

**MLS # A2162934**



**\$1,124,900**

<b>Division:</b>	Precedence		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,386 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Few Trees, Pie Shaped Lot, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	N/A		

When OPPORTUNITY KNOCKs&hellip;you must have a LOOK!!! This CUSTOM BUILD 2 Storey Trico HOME is not only STUNNING but is NESTLED on .21 ACRES featuring Mountain, River, Town and Cochrane Big Hill VIEWS. The moment you enter the HOME you are SHOWERED in Natural Sunlight from the WALL of WINDOWS featuring Westerly VIEWS all wrapped in the elegant ambience of your OPEN Kitchen, Sitting and Living SPACE. Finishing off the main level is about shuffling through your spacious Mud Room & Pantry area leading into the FULLY FINISHED HEATED DBL GARAGE featuring your own WORK SPACE. Moving upstairs you have a huge FAMILY / BONUS Room for &ldquo;Family Fun Nights&rdquo;, a massive PRIMARY BEDROOM featuring VIEWS and a 5PC &ldquo;SPA INSPIRED ENSUITE&rdquo;, 2 additional BEDROOMS and a 5PC Bath complete the upper level. The Lower Level is ready for you to personalize your new home and make it yours. Make the time and call today for your own personal viewing as this home offers so much in the beautiful community of PRECEDENCE.