

**132 Precedence Hill**  
**Cochrane, Alberta**
**MLS # A2254352**

**\$825,000**

<b>Division:</b>	Precedence		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,295 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** TV Wall Mount(s), All Lighting Fixtures Attached, All Shelving Attached in Garage, Solar Panels

**OPEN HOUSE - SATURDAY SEPTEMBER 6 from 12PM - 3PM |** Welcome to this beautifully **UPGRADED & THOUGHTFULLY DESIGNED** two-storey home in the sought-after community of Precedence! Blending style, comfort, and functionality, this home offers a thoughtfully planned layout with stunning finishes throughout. The **OPEN-CONCEPT** main floor showcases a bright **WHITE KITCHEN** accented with sleek **BLACK HARDWARE**, **QUARTZ COUNTERTOPS**, **TONS OF COUNTER SPACE** and a large **U-SHAPED ISLAND** with a **BREAKFAST BAR**. With a **WALK-IN PANTRY**, **UPGRADED TILE BACKSPLASH**, **INDUCTION COOKTOP**, and **BAR/WINE FRIDGE**, this kitchen is both a chef's dream and an entertainer's delight. The spacious living room is filled with **LOTS OF NATURAL LIGHT** from the **TRIPLE-PANE WINDOWS** and soaring ceilings, creating an inviting atmosphere. Step onto the east-facing deck where the sun rises to enjoy a hot cup of coffee or the opportunity to **BBQ** as its roughed in for a gas line. This home is the perfect place for hosting friends or enjoying your morning coffee while taking in the sunrise. Upstairs, the primary retreat is a true highlight, featuring expansive windows, a spa-inspired 5-piece ensuite with a **SOAKER TUB**, **STAND-ALONE SHOWER**, and **DUAL VANITY**, plus a **WALK-THROUGH CLOSET** with direct access to the laundry room. Two additional bedrooms, a 4-piece bath, and a central bonus room complete the upper level. The unfinished, walkout basement with bathroom rough-in provides endless opportunities to create your dream space. Outside, enjoy the **AGGREGATE PATIO** and beautifully landscaped yard. Additional features include a double attached garage with built-in shelving and **SOLAR PANELS** for enhanced energy efficiency. This home checks all the boxes for modern living in a

family-friendly community. Don't miss your chance—book your showing today!