

235 Precedence Hill
Cochrane, Alberta

MLS # A2267051



\$1,124,900

Division:	Precedence		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,386 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.22 Acre		
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Gazebo, Lawn, No Neig		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows		
Inclusions:	N/A		

OPEN HOUSEs Saturday & Sunday November 8th and 9th (12-2pm)....This custom-built two-storey Trico home sits on 0.21 acres and features impressive mountain, river, town, and Cochrane Big Hill views. Natural light fills the open kitchen, sitting, and living areas thanks to a wall of windows facing north west. The main level includes a spacious mudroom and pantry, leading to a fully finished heated double garage with workspace. Upstairs offers a large family/bonus room, laundry room, a primary bedroom with views, a five-piece ensuite, walk-in closet, two additional bedrooms, and another five-piece bath. The lower level is ready for your personal touch. Outside is designed to be more than a backyard oasis; it's a space where families gather. Contact us today to schedule a viewing and discover what this home in Precedence has to offer.