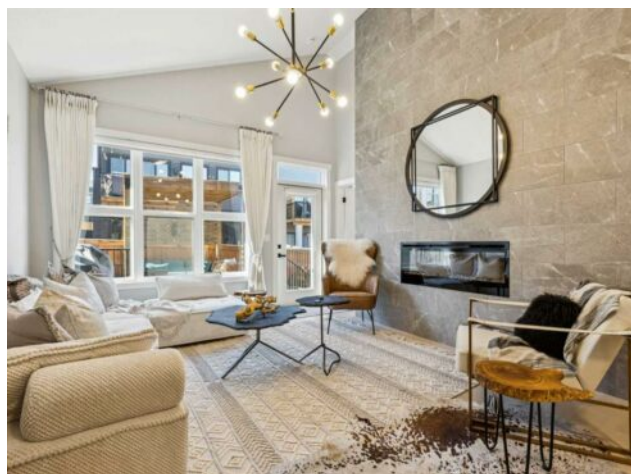


**376 Precedence Hill**  
**Cochrane, Alberta**

**MLS # A2270287**



**\$798,000**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Precedence             |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | Bungalow               |               |                  |
| <b>Size:</b>     | 1,232 sq.ft.           | <b>Age:</b>   | 2023 (2 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, Landscaped  |               |                  |

|                    |                                                                                                                                                                                                  |                   |      |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Fireplace(s), Forced Air                                                                                                                                                                         | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate, Tile                                                                                                                                                                           | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                                                                                                             | <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>   | Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | Curtains, Pergola, Built-In Bench, Slatted Feature Wall, All Shelving Attached                                                                                                                   |                   |      |

Welcome to this beautifully crafted bungalow that perfectly balances style, comfort, and functionality! Designed with an inviting OPEN-CONCEPT layout, the main floor showcases soaring VAULTED CEILINGS that create a bright and spacious atmosphere. The impressive kitchen features QUARTZ COUNTERTOPS, a statement FEATURE HOOD FAN, updated TILE BACKSPLASH, and plenty of cabinetry—ideal for both entertaining and everyday living. The adjoining living room centers around an ELECTRIC FIREPLACE with a striking FEATURE WALL, adding warmth and modern flair. A stylish MAIN FLOOR OFFICE with a BARN DOOR and custom attachment provides the perfect work-from-home setup. The upgraded LAUNDRY ROOM offers added convenience with COUNTERSPACE, SHELVING, and CABINETRY, complemented by UPGRADED TILE. The elegant HALF BATH is thoughtfully finished with a SLATTED ACCENT WALL, QUARTZ COUNTERS, and UPGRADED FIXTURES. The PRIMARY BEDROOM is a true retreat, featuring a generous WALK-IN CLOSET and a spa-inspired ENSUITE complete with DUAL SINKS and a fully TILED SHOWER. Downstairs, the FULLY FINISHED BASEMENT expands your living space with a cozy FAMILY ROOM featuring a FEATURE WALL and DRY BAR, plus TWO ADDITIONAL BEDROOMS and a MODERN 4-PIECE BATHROOM—perfect for guests or family. Step outside to your WEST-FACING BACKYARD OASIS, highlighted by a TWO-TIERED DECK with PRIVACY WALL, a PERGOLA WITH ROOF, BUILT-IN BENCH, and beautiful LANDSCAPING with florals and a PAVING STONE PATHWAY—all while enjoying scenic views of Cochrane. Located in one of Cochrane’s most desirable communities, this home offers high-end finishes, thoughtful

design, and incredible outdoor living&mdash;truly a must-see!