# \$770,000 - 217 Precedence View, Cochrane

MLS® #A2190649

### \$770,000

3 Bedroom, 3.00 Bathroom, 2,174 sqft Residential on 0.15 Acres

Precedence, Cochrane, Alberta

Welcome to this beautiful 3-bedroom,
2.5-bathroom new build with a LARGE
backyard, perfectly situated in a CUL-DE-SAC
in the sought-after community of Precedence
in Cochrane. With breathtaking views of
Glenbow Ranch Provincial Park, this home
offers a perfect blend of modern design and
natural beauty.

Step inside the main level, where you are greeted by rich luxury vinyl flooring. From here, you can either head upstairs to the main living area or downstairs to the attached double-car garage and unfinished basement.

On the first level, the open-concept design seamlessly connects the kitchen, dining, and living areas, creating a welcoming and functional space. The stylish kitchen is equipped with brand-new built-in appliances, a spacious kitchen island, and elegant quartz countertops. The beautiful cabinetry complements the neutral tones throughout the home. The living room features a cozy built-in gas fireplace and a contemporary light fixture that adds warmth to the space. Step outside to the OVERSIZED BACKYARD, complete with a deck and a convenient BBQ gas lineâ€"perfect for entertaining. Completing this level is a well-appointed 2-piece bathroom.

Upstairs, plush carpet flooring leads you to three generously sized bedrooms and two full bathrooms. The two secondary bedrooms are





ideal for children, guests, or a home office. The primary suite is a true retreat, featuring a large window that fills the space with natural light and offers serene backyard views. The spacious walk-in closet includes built-in organizers for added convenience and the luxurious 5-piece ensuite features elegant tile flooring, a double vanity, and quartz countertops, creating a spa-like atmosphere.

The unfinished basement provides endless possibilities, allowing you to design a space that suits your needsâ€"whether it's a recreation room, home office, gym, or additional living area.

Located in Cochrane's vibrant Precedence community, this home is just minutes from downtown Cochrane, with easy access to Calgary and the Rocky Mountains. Residents can enjoy nearby walking paths along the Bow River, as well as close proximity to schools, shopping centers, and other amenities.

Don't miss your opportunity to make this incredible property your own!

Built in 2025

### **Essential Information**

MLS® # A2190649
Price \$770,000
Bedrooms 3

Bathrooms 3.00 Full Baths 2

Half Baths 1

Square Footage 2,174 Acres 0.15

Year Built 2025

Type Residential Sub-Type Detached

Style 2 Storey
Status Active

## **Community Information**

Address 217 Precedence View

Subdivision Precedence
City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 2W8

### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

### Interior

Interior Features Built-in Features, Double Var

Floorplan, Pantry, Quartz Co

Appliances Built-In Oven, Dishwasher,

Range Hood, Washer/Dryer

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Full, Partially Finished

### **Exterior**

Exterior Features BBQ gas line

Lot Description Back Yard, Cul-De-Sac

Roof Asphalt Shingle

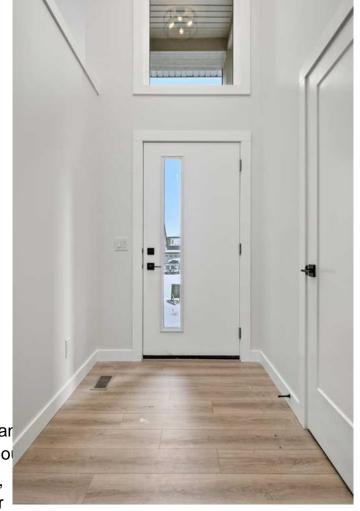
Construction Stone, Vinyl Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed February 6th, 2025

Days on Market 86



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