



# 192 Precedence Hill Cochrane Alberta

\$790,000

.Welcome to Your Dream Home in Precedence, Cochrane!? This stunning Built Green Canada Gold Certified home is a masterpiece of modern design, energy efficiency, and thoughtful upgrades. Situated in the family-friendly community of Precedence in Cochrane, this home offers the perfect blend of comfort, sustainability, and luxury for today's families. The main floor welcomes you with a bright, open-concept living space that seamlessly integrates the kitchen, dining room, and living room. The upgraded kitchen is a chef's dream, featuring high-end appliances, plenty of counter space, and a large walk-in pantry that makes organization effortless. A private main floor office which is tucked away with a double sided fireplace, providing the ideal spot for working from home or managing family tasks. Upstairs, the primary bedroom is a sanctuary of relaxation. This spacious retreat includes a large walk-in closet and a spa-like 5-piece ensuite, perfect for unwinding after a busy day. Two additional bedrooms offer ample space for family or guests, and the bonus room provides a versatile space for family activities or a cozy media area. The upper floor also features a convenient laundry room and a second 5-piece bathroom, ensuring every detail of daily living is covered. The lower level is a walkout basement with soaring 10-foot ceilings, ready for your customization. Whether you envision a home gym, additional bedrooms, or a family recreation area, the possibilities are endless. This home is designed with energy efficiency in mind, boasting six solar panels, triple-pane windows, and a UV-C ultraviolet light air purification system. The high-efficiency furnace and HRV unit ensure optimal comfort year-round, while the tankless hot water heater provides endless hot water with no waste. Smart home technology, including a comprehensive Ring Alarm System with doorbell, cameras, and ...

Dining room 13.58 Ft x 7.08 Ft

Living room 13.58 Ft x 14.33 Ft

Kitchen 9.08 Ft x 17.42 Ft

Office 11.17 Ft x 8.42 Ft

5pc Bathroom 10.25 Ft x 13.17 Ft

Primary Bedroom 17.83 Ft x 15.92 Ft

2pc Bathroom 5.00 Ft x 4.92 Ft

Foyer 7.75 Ft x 10.33 Ft

Bedroom 12.17 Ft x 9.92 Ft

Bedroom 10.25 Ft x 13.42 Ft

5pc Bathroom 8.42 Ft x 8.08 Ft

Family room 14.00 Ft x 14.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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