



## 200 Precedence Hill Cochrane Alberta

\$729,323

Are you looking for a home with a main floor bedroom + full bathroom? Say hello, to 200 Precedence Hill. With over 2300 sq.ft. 4 bedrooms, 3.5 baths and a walkout basement this is the perfect family home. Perched atop of the hill in Precedence in Cochrane, and stunning views from all levels, you'll love coming home here. Enjoy cooking in your spacious kitchen complete with pantry, upgraded appliances including a gas range. Cozy up in your living room with your electric fireplace and enjoy breathtaking views of the Glenbow valley. Privately tucked away on the main floor, you'll find a main floor bedroom, complete with a full bathroom. Perfect for family or home based business. As you head upstairs, you're greeted with a centrally located and spacious bonus room, perfect for family movie night & play room. Unwind at the end of the day in your primary suite complete with a spacious walk-in closet & ensuite with double vanities, soaker tub and tile shower. The second floor is complete with a large laundry room, two spare bedrooms & full bath. In the basement, you'll find a walk-out basement, with large windows full of opportunity for your future development. Don't miss the opportunity to move into your new home before Christmas! Book your showing today! (id:6769)

3pc Bathroom 6.67 Ft x 8.75 Ft

Bedroom 10.67 Ft x 10.25 Ft

Dining room 12.08 Ft x 10.92 Ft

Kitchen 12.08 Ft x 10.67 Ft

Living room 10.75 Ft x 19.42 Ft

4pc Bathroom 5.75 Ft x 10.83 Ft

5pc Bathroom 11.50 Ft x 13.58 Ft

Bedroom 11.50 Ft x 13.83 Ft

Bedroom 10.83 Ft x 10.83 Ft

Laundry room 7.67 Ft x 7.17 Ft

Loft 16.75 Ft x 13.83 Ft

Primary Bedroom 12.67 Ft x 14.00 Ft

Other 11.58 Ft x 5.83 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<https://www.laurencrouse.com/>



See

**Mirror**

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