



208 Precedence View Cochrane Alberta

\$875,000

Welcome to this exquisite open-concept home in the sought-after Precedence community, where luxury meets BREATHTAKING VIEWS. With large windows on every floor, NATURAL LIGHT floods the space, highlighting the impeccable design and attention to detail. Step into the inviting living room, complete with a striking GAS FIREPLACE adorned with upgraded elegant FLOOR to CEILING TILE--a perfect centerpiece for cozy gatherings. The heart of the home is the stunning TWO TONED CABINETRY, featuring high-end upgrades such as QUARTZ COUNTERS on a spacious ISLAND with a BREAKFAST BAR, a stylish TILED BACKSPLASH, and premium STAINLESS STEEL APPLIANCES, including BUILT IN OVEN/MICROWAVE and a ELECTRIC COOKTOP that seamlessly complements this sophisticated kitchen. A WALK-IN PANTRY equipped with extra plug-ins and built-in shelves adding convenience to your culinary adventures. The EXPANSIVE DECK overlooking the GLENBOW VALLEY, is completed with a BBQ GAS LINE, offers an ideal setting for outdoor entertaining while soaking in the stunning views. This home is equipped with LOTS OF UPGRADES with LUXURY VINYL PLANK throughout the main floor and upgraded BLACK LIGHTING throughout to further elevate this home's luxury feel. Upstairs, discover a versatile BONUS ROOM with nook great for a quiet OFFICE SPACE, a generous 4-piece guest bathroom, and three well-appointed bedrooms, including the magnificent primary suite. The master retreat boasts a SPA-LIKE 5 PIECE ENSUITE featuring a SOAKER TUB with a striking TILED FEATURE WALL, a walk-in TILED SHOWER and a DUAL VANITY for convenience. The FULLY FINISHED WALKOUT basement is a true gem, offering a PRIVATE SUITE with SEPARATE ENTRANCE down the side of the home, a cozy bedroom, a 3-piece bathroom, and a spacious family room, complete with another elegant ELECTRIC FIREPLACE. As you walkout to the PRIVATE YARD you will be greeted with a CONCRETE ...

Family room 23.50 Ft x 16.42 Ft

Furnace 14.00 Ft x 9.83 Ft

Bedroom 11.50 Ft x 10.83 Ft

3pc Bathroom 9.17 Ft x 6.00 Ft

Kitchen 18.33 Ft x 11.00 Ft

Living room/Dining room 24.92 Ft x 16.25 Ft

2pc Bathroom 6.58 Ft x 4.92 Ft

Bonus Room 20.67 Ft x 15.08 Ft

Laundry room 8.67 Ft x 5.58 Ft

Primary Bedroom 18.50 Ft x 13.92 Ft

Bedroom 12.25 Ft x 10.17 Ft

Bedroom 12.58 Ft x 11.08 Ft

4pc Bathroom 14.58 Ft x 4.92 Ft

5pc Bathroom 11.17 Ft x 10.42 Ft

Listing Presented By:



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Mirror

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