



248 Precedence View Cochrane Alberta

\$825,000

Welcome to this beautiful 6 bedroom WALKOUT HOME WITH A LEGAL BASEMENT SUITE nestled in the picturesque landscape of Cochrane. This stunning home boasts an array of features designed to elevate your living experience. Step inside to discover a beautifully appointed layout featuring 4+2 bedrooms and 3.5 baths. The main floor delights with 8' doors throughout, enhancing the sense of space and luxury. The kitchen is a chef's dream, equipped with upgraded appliances that blend seamlessly with the stylish cabinetry and countertops. The main floors additionally features a bedroom with a good size window and can also be used as an office - a great space for working at home or a study. Upstairs, the vaulted bonus room offers a perfect retreat to enjoy family time and movies! All bedrooms upstairs feature double blinds, ensuring both privacy and elegance. A standout feature of this property is the WALKOUT BASEMENT, which includes a 2-bedroom Legal suite complete with 9' ceilings and its own furnace. Ideal for extended family or rental income, this Legal suite adds versatility and value to the home and ensures tranquility and privacy with no rear neighbors. Come and experience the breathtaking views of the Bow Valley and majestic mountains and imagine enjoying summer evenings on your deck, soaking in the peaceful natural beauty that surrounds you. The Large windows in this home brings in an abundance of natural light. Additional features include AIR CONDITIONING, a HEATED GARAGE, wired security cameras for peace of mind, and an upgraded light package that enhances the ambiance throughout. Conveniently located near parks and amenities, this home offers the perfect blend of comfort, functionality, and style. Don't miss your opportunity to make this your home!! (id:6769)

Family room 10.58 Ft x 11.75 Ft
 Bedroom 10.25 Ft x 10.08 Ft
 Bedroom 10.83 Ft x 9.67 Ft
 Hall 13.67 Ft x 15.33 Ft
 Furnace 10.17 Ft x 7.75 Ft
 Kitchen 13.08 Ft x 15.50 Ft
 4pc Bathroom 10.00 Ft x 4.92 Ft

Pantry 5.17 Ft x 4.75 Ft
 Bedroom 10.50 Ft x 10.33 Ft
 Other 10.25 Ft x 8.42 Ft
 2pc Bathroom 4.92 Ft x 5.00 Ft
 Primary Bedroom 13.08 Ft x 15.50 Ft
 Bedroom 10.00 Ft x 10.83 Ft
 Bedroom 9.75 Ft x 13.25 Ft

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

Listing Presented By:



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CIR Realty

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See

Mirror

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Living room 13.42 Ft x 15.50 Ft

Dining room 11.42 Ft x 9.58 Ft

Kitchen 11.42 Ft x 13.17 Ft

Bonus Room 14.92 Ft x 13.83 Ft

Laundry room 5.83 Ft x 5.50 Ft