



3 Precedence Green Cochrane Alberta

\$729,900

BRAND NEW HOME by Douglas Homes, Master Builder in Precedence. Featuring the Monte Carlo 7 with 9'0" Basement across the street from a central island park & separate side entry on an R-MX zoned home site for POTENTIAL, future, lower level suite. NOTE: a secondary suite would be subject to approval and permitting by the city/municipality. Located on the corner of a quiet street with an sunny west backyard & paved back lane. This gorgeous 4 bedroom, 2 & 1/2 half bath home offers over 2190 sq ft of living space. Loads of upgraded features in this beautiful, open floor plan. The main floor greets you with grand 8' front door, soaring 9' ceilings, oversized windows, 8' passage doors & Napoleon "Entice" fireplace. Engineered Hardwood floors flow through the Foyer, Hall, Great Room, Kitchen & Nook adding a feeling of warmth & style. The Kitchen is completed with walk through pantry from Mudroom, Quartz Countertops & dual color Cabinets, The Kitchen is completed with new stainless appliance package including Side by Side Fridge with Ice and Water, Built-In Microwave in the island, Gas Range, Chimney Hood Fan & Built-In Dishwasher. For the "Work from home crowd" there is a much sought after PRIVATE, forward Den complete with 8'0" glass French doors. Upstairs you'll find a generous Master with Ensuite with separate, dual Quartz vanities, separate soaker tub, 5' shower, private water closet, all completed with designer tile flooring & large, separate walk-in closet. The 2nd floor is completed by a central Family Loft, three good size additional bedrooms, main bath with Quartz countertop & tile flooring. You'll love the convenience of the 2nd Laundry Room completed with tile floors. This is a very popular plan, great for larger, upscaling families. Beautiful and Elegant! The perfect place for your perfect home with the Perfect Fit. Call today! Photos are from prior build & ...

Great room 14.50 Ft x 14.83 Ft
 Kitchen 10.50 Ft x 12.50 Ft
 Breakfast 10.50 Ft x 9.92 Ft
 Den 10.00 Ft x 10.00 Ft
 2pc Bathroom .00 Ft x .00 Ft
 Bonus Room 13.58 Ft x 15.42 Ft

Primary Bedroom 13.58 Ft x 15.00 Ft
 Bedroom 9.83 Ft x 10.33 Ft
 Bedroom 9.83 Ft x 11.42 Ft
 Bedroom 11.08 Ft x 10.00 Ft
 5pc Bathroom .00 Ft x .00 Ft
 4pc Bathroom .00 Ft x .00 Ft

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