



152 Precedence Hill Cochrane Alberta

\$724,900

* AVAILABLE BEAUTIFUL HOME ALERT* QUICK POSSESSION* Welcome to PRECEDENCE* A new standard in luxury living by Jayman. This picturesque enclave nestled within the community of Precedence boasts unobstructed views of the Bow River and the majestic Rocky Mountains. All of which are surrounded by parks and pathways, with tree-lined boulevards. Featuring West Coast & Urban Contemporary Design, you will discover this outstanding floor plan featuring a gorgeous open living area overlooking a spacious backyard with a WALK-OUT BASEMENT. Jayman knocked it out of the park when they built the beautiful and thoughtfully designed MADELINE with the open-to-above great room! As you enter, you seamlessly enter the generous foyer. You are welcomed into a stunning open kitchen area with a soaring 9ft ceiling accented with Elegant White QUARTZ countertops, sleek stainless steel KitchenAid appliances featuring a beautiful French door refrigerator with both water and ice, the dishwasher with a stainless steel interior, built-in wall oven with microwave combo and 36" gas cooktop; with a bonus of a Broan powerpack built-in cabinet hood fan and huge walk-in pantry. Enjoy the designated dining room and massive great room open to above, both unique and expansive. The Primary Suite features a "spa-like" en suite showcasing dual vanities, an oversized tub with a tiled ledge, a stand-alone shower, an expanded walk-in luxury wardrobe with a bench and cabinets, and an extended reading nook just for you. Enjoy the two additional bedrooms with walk-in closets, full baths, a nicely situated centralized Bonus Room, and a convenient 2nd-floor walk-in laundry room to complete the upper level. The lower level boasts a lovely walk-out basement awaiting your great design ideas. Additional Features: Professionally designed Alabaster Colour Palette, 14x10 deck with BBQ gas line, flex room with glass door, an...

Great room 15.00 Ft x 14.00 Ft
Dining room 15.08 Ft x 10.42 Ft
Den 6.83 Ft x 13.42 Ft
Kitchen 14.08 Ft x 14.00 Ft
2pc Bathroom 5.25 Ft x 5.33 Ft

5pc Bathroom 14.42 Ft x 8.00 Ft
Bonus Room 13.25 Ft x 12.17 Ft
Bedroom 9.25 Ft x 13.33 Ft
Bedroom 9.25 Ft x 13.33 Ft

Primary Bedroom 13.00 Ft x 13.58 Ft

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

Listing Presented By:



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JAYMAN REALTY INC.

<http://www.jayman.com/why-buy-a-jayman/realty>



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|--------------|--------------------|-------|---------------------|
| Pantry | 8.58 Ft x 5.33 Ft | Other | 12.08 Ft x 10.17 Ft |
| Other | 9.42 Ft x 6.00 Ft | Other | 3.92 Ft x 6.50 Ft |
| Laundry room | 5.58 Ft x 10.17 Ft | Other | 3.92 Ft x 6.50 Ft |
| 4pc Bathroom | 10.17 Ft x 5.00 Ft | | |