



# 160 Precedence Hill Cochrane Alberta

\$834,900

Welcome to 160 Precedence Hill - A Luxurious Home in the prestigious community of Precedence. From the moment you step inside the grand entrance, you are immediately greeted by a sense of modern elegance and warmth. With over \$80,000 in upgrades, this property offers both sophistication and comfort. The main floor features beautiful engineered hardwood flooring and high ceilings that create a welcoming and open atmosphere. To the left is an office space with custom barn doors adding a unique touch to the entry, while the nearby 2-piece bathroom provides convenience for guests. This kitchen comes with full-height cabinetry, luxurious quartz countertops, and a sleek black hardware appearance package. The built-in stainless steel appliances, including a gas cooktop, are complemented by under-cabinet lighting that adds both style and functionality. The addition of extra cabinetry, including a custom coffee bar, and walk-in pantry with pocket door enhances the space even further, providing ample storage and convenience. Leading into the garage there is a very generous sized mudroom with another coat closet. The open-concept design allows natural light to flood the living and dining areas, accentuating the oversized windows that dominate the back of the home. The living area is perfectly set up for relaxation or entertaining, with an electric fireplace surrounded by a modern brick feature wall and a stylish wood mantle. Upstairs, the primary bedroom serves as a serene retreat, featuring a walk-through laundry room that leads directly into a spacious, oversized walk-in closet. The ensuite bathroom is a true spa-like experience, offering separate his-and-hers vanities, a fully tiled shower with a built-in bench, and a rain shower enclosed in 10mm glass for added elegance. The upper level is completed by two generously sized bedrooms, a large flex room, and a 4-piece main b...

5pc Bathroom 11.17 M x 12.17 M  
Primary Bedroom 18.50 M x 15.00 M  
Other 9.00 M x 7.83 M  
Laundry room 5.25 M x 7.58 M  
Family room 13.92 M x 16.42 M  
Bedroom 10.67 M x 10.92 M  
4pc Bathroom 10.58 M x 10.17 M  
Bedroom 13.50 M x 9.58 M

Other 6.75 M x 4.25 M  
Foyer 5.92 M x 17.33 M  
Office 11.42 M x 9.92 M  
2pc Bathroom 4.92 M x 4.75 M  
Kitchen 20.83 M x 7.75 M  
Living room 18.58 M x 16.00 M  
Dining room 8.00 M x 12.00 M  
Other 9.50 M x 5.25 M

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Listing Presented By:



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