



## 247 Precedence Hill Cochrane Alberta

\$849,500

\* Open House Sunday, Oct 20, 12 pm - 2 pm \* Why wait to build?! Move right in! Welcome to 247 Precedence Hill, where elegance merges seamlessly with practicality in this meticulously crafted two-story Jayman-built home spanning 2600sq. ft. above grade. Perched within and right on the ridge of the highly desirable Precedence neighbourhood, overlooking serene surroundings with 180 degrees of expansive views, this state-of-the-art property offers a lifestyle defined by unparalleled comfort and convenience. Upon entry, you'll be greeted by the sleek sophistication of modern colour schemes and fixtures, with an office conveniently located near the front foyer. Step into the heart of the home, where the natural light flooding the open kitchen, dining, and living area invites you in. The living room is centred around a stunning contemporary gas fireplace, creating a cozy ambiance perfect for relaxation or entertaining. The kitchen boasts Kitchen-Aid stainless steel appliances, a natural gas cooktop, and tons of counter space for culinary endeavours. Upstairs, there are three spacious bedrooms, including the luxurious primary suite. The standout feature of the primary suite is its dreamy ensuite, boasting a MASSIVE 5-piece layout featuring dual vanity areas that seamlessly connect to two walk-in closets. One of these closets includes laundry, and conveniently links to the upstairs hallway. An additional full bathroom with dual sinks and a bonus room complete the upstairs living space. For added versatility, the partially finished basement awaits your personal touches and features an additional bedroom. This home is not only modern & aesthetically pleasing but also built with efficiency in mind. Enjoy the benefits of 2 96% high-efficiency 2-stage furnaces, a tankless hot water heater, triple-pane windows, and an air purification system with UV light and Merv 13 furnace fil...

5pc Bathroom 5.75 Ft x 11.08 Ft  
5pc Bathroom 13.00 Ft x 11.67 Ft  
Bedroom 15.00 Ft x 12.58 Ft  
Bedroom 12.83 Ft x 13.75 Ft  
Bonus Room 19.25 Ft x 13.25 Ft  
Laundry room 7.83 Ft x 5.92 Ft  
Primary Bedroom 11.42 Ft x 16.83 Ft  
Other 6.75 Ft x 11.25 Ft

Bedroom 18.08 Ft x 10.50 Ft  
2pc Bathroom 4.92 Ft x 4.83 Ft  
Dining room 11.33 Ft x 15.17 Ft  
Foyer 9.92 Ft x 9.33 Ft  
Kitchen 14.75 Ft x 11.00 Ft  
Other 5.58 Ft x 6.00 Ft  
Living room 13.67 Ft x 15.17 Ft  
Office 8.92 Ft x 11.17 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage Benchmark

<http://www.allstarbrothers.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)