



## 70 Precedence View Cochrane Alberta

\$739,900

**\*\*OPEN HOUSE: Saturday, September 6, 12-2pm\*\*** Discover a rare opportunity to own a meticulously cared-for detached home completed in 2024. Located in one of Cochrane's most prestigious and sought-after family communities, 70 Precedence View offers \$60,000 of upgraded features. From the moment you arrive, you will notice the pride of ownership and pristine condition of this home. It feels brand new in every detail. Backing onto expansive and open views, the setting is truly something special: rolling green fields, the Bow River peeking through, the Glenbow Ranch Provincial Park and a storybook train winding through in the distant landscape. In the warmer months, you will even catch glimpses of grazing cows, adding to the serene Cochrane charm. Offering 3 bedrooms, 2.5 bathrooms and 1900 sq ft of finished living space, this home is not one to miss. The main floor features a welcoming foyer, BRIGHT, open concept layout designed for modern living and effortless entertaining. A chef-inspired kitchen showcases QUARTZ countertops with a PREMIUM QUARTZ ISLAND, FULL-HEIGHT cabinetry with MAPLE WOOD DOORS, and an UPGRADED KITCHENAID built-in appliance package with a GAS COOKTOP, and convection oven. The thoughtfully designed walk-through pantry highlights additional storage for all larger kitchen appliances. The spacious mudroom offers a refined sense of order and ease, effortlessly maintaining a clutter-free home. Wind down in the light filled living room centered around a GAS FIREPLACE beautifully tiled to the ceiling. Perfect for cozy nights in. A 1/2 bathroom completes this floor. Upstairs, the layout is equally impressive. A versatile bonus room invites movie nights or quiet retreats, accompanied by two generously sized bedrooms that directly face a COMMUNITY GREEN SPACE, and a peek-a-boo view of the mountains. These rooms share a spacious FULLY UPGRADED bathroom whi...

Other 29.58 Ft x 21.58 Ft

Other 6.92 Ft x 5.42 Ft

Pantry 5.08 Ft x 4.25 Ft

Kitchen 14.42 Ft x 12.58 Ft

Dining room 10.08 Ft x 9.25 Ft

Primary Bedroom 14.58 Ft x 12.42 Ft

5pc Bathroom 13.00 Ft x 9.92 Ft

Other 5.92 Ft x 4.42 Ft

Bonus Room 14.67 Ft x 11.25 Ft

Laundry room 8.00 Ft x 6.50 Ft

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Listing Presented By:



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Real Broker

<http://hodgsonhomes.ca/>



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Living room 14.42 Ft x 13.92 Ft

2pc Bathroom 7.50 Ft x 2.92 Ft

Other 7.92 Ft x 5.83 Ft

3pc Bathroom 10.83 Ft x 4.92 Ft

Bedroom 11.75 Ft x 10.17 Ft

Bedroom 10.92 Ft x 10.17 Ft