



# 123 Precedence Hill Cochrane Alberta

\$999,990

BACKING ONTO THE RIDGE | 3 BEDS + DEN | 2.5 BATHS | 9 FT CEILINGS | OPEN-TO-ABOVE LIVING| BALCONY. This fully upgraded home welcomes you with 9 FT ceilings, a gourmet kitchen complimented with quartz countertops, an upgraded SS appliance package with a gas cooktop, and soft-close cabinetry is a chef's dream. The bright living room with a fireplace is the perfect place for your family and friends to get together and make memories. The office on the main floor is an absolute treat for working from home. The upper level offers a bonus room w/ tray ceilings, 3 bedrooms, a 4pc bath, laundry room, and a primary bedroom, with a SPA-INSPIRED ensuite complete with DUAL VANITIES, jetted jacuzzi, quartz counters, walk-in closets with custom built-ins. Enjoy the morning coffee on the balcony from your master bedroom looking at the spectacular views. Precedence hill is in a PREMIER RIVER COMMUNITY built into ACRES OF NATURAL RESERVE, kms of PATHWAYS, and BRIDGE ACCESS to the amazing Spray Lakes Sawmills Family Sports Centre. This ultimately provides a new level of CONVENIENCE to Riviera, while maintaining its PRIVACY and beautiful NATURAL SETTING. There are few locations in Cochrane that offer the setting of this beautiful pocket community with a WALKING BRIDGE and, an easy short escape to Calgary (30 minutes to DT), 30 minutes drive to Kananaskis & mountain destinations, and a continuous stream of amenities. (id:6769)

Family room 17.33 Ft x 18.00 Ft  
Dining room 11.58 Ft x 11.00 Ft  
Kitchen 11.58 Ft x 12.75 Ft  
Den 10.25 Ft x 10.50 Ft  
Other 5.67 Ft x 9.50 Ft  
2pc Bathroom 5.00 Ft x 5.33 Ft  
Primary Bedroom 14.58 Ft x 15.58 Ft

5pc Bathroom 10.83 Ft x 11.42 Ft  
Bonus Room 16.00 Ft x 16.67 Ft  
Bedroom 11.92 Ft x 13.17 Ft  
Bedroom 12.08 Ft x 11.17 Ft  
4pc Bathroom 12.00 Ft x 5.67 Ft  
Laundry room 5.58 Ft x 6.00 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX Realty Professionals**

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