



160 Precedence Hill Cochrane Alberta

\$834,000

OPEN HOUSE, Sunday March 15th, 2-4pm. Welcome to this EXCEPTIONALLY UPGRADED detached home in the desirable, LUXURY neighbourhood of PRECEDENCE, where picturesque views & architecture meet everyday convenience and stunning NATURAL SURROUNDINGS! With over \$110k in UPGRADES INSIDE & OUT, step inside to discover thoughtful enhancements that set this, 2484 sq ft (above grade), home far apart from typical spec-built homes. The main floor impresses with a grand entrance including a handy HOME OFFICE/DEN space enclosed with barn sliding doors, a large closet, and a perfectly tucked-away half bath. ENGINEERED HARDWOOD leads throughout the open-concept main level with 9 FT CEILINGS and an abundance of NATURAL LIGHT! Custom blinds encompass the many large windows throughout the home. The beautiful feature FIREPLACE is definitely the focal point in the family-friendly GREAT ROOM! The GOURMET KITCHEN shines with built-in stainless steel appliances including a GAS COOKTOP, full-height cabinetry, QUARTZ counters, under-cabinet lighting, and a SIL GRANITE sink! There's no shortage of storage, with the added bonus of a custom COFFEE/WINE/SERVING BAR that also provides extra cabinets--perfect for hosting & entertaining! A generous WALK-IN PANTRY and large mudroom with another large closet complete the main level. Upstairs greets you with wide-open spaces: a large BONUS ROOM, 2 SECONDARY BEDROOMS both with walk-in closets, a large 4-piece bathroom with full height tiled tub surround, and even an extra bonus space perfect for a reading nook, tech area, or play room! The master retreat does not disappoint--easily fits king-sized furniture--and has a spa-like 5-PIECE ENSUITE including a FULLY TILED 10 MIL GLASS SHOWER with bench, large soaker tub, and HIS & HER VANITIES. A large walk-in/walk-thru closet provides easy accessibility to the laundry room as well! Outside is a MAINTENANCE-F...

2pc Bathroom 4.92 Ft x 4.83 Ft
 Other 14.00 Ft x 9.67 Ft
 Dining room 12.00 Ft x 6.92 Ft
 Kitchen 20.75 Ft x 7.75 Ft
 Living room 18.25 Ft x 16.00 Ft

5pc Bathroom 12.17 Ft x 11.17 Ft
 Bedroom 13.67 Ft x 9.67 Ft
 Bedroom 10.92 Ft x 10.75 Ft
 Bonus Room 16.33 Ft x 13.92 Ft
 Laundry room 7.83 Ft x 5.33 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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Office 11.58 Ft x 10.00 Ft

4pc Bathroom 10.67 Ft x 10.08 Ft

Primary Bedroom 18.42 Ft x 14.92 Ft

Other 9.00 Ft x 7.83 Ft