



# 184 Precedence Hill Cochrane Alberta

\$785,000

Your NEW HOME awaits.... Stunning 2024 Trico Homes Wynwood 28 Vaulted Ceiling Bungalow with finished Walkout Basement Development by Basement Builders in Scenic Precedence area. This beautifully designed bungalow combines comfort, style, and breathtaking views in one exceptional package. As you step through the front door, you are WELCOMED into the heart of the HOME greeted by soaring VAULTED CEILINGS and an open, light-filled floor plan. The kitchen is a delight to cook in with a large island, gas range, and tall cabinetry with quartz countertops, and pantry. Continuing on the main level is the dining area, and living room with electric fireplace and flatscreen TV making this the perfect space for both everyday living and entertaining. Finishing off this level is the Vaulted Primary Bedroom with 5 piece ensuite with SPECTACULAR walk in shower, walk in closet, second bedroom/office, main bathroom, and laundry room. Another added bonus off the living room is the 10 by 14 deck with gas BBQ hook-up which overlooks the landscaped backyard and North East views of the Cochrane Hills, PLUS a double attached garage with high ceilings.....add more storage. Head downstairs to the beautifully fully finished walkout basement offering even more living space that has been thoughtfully designed for relaxation, entertainment or a man cave. A massive family room centres around a striking floor-to-ceiling stone gas fireplace with mantle, and 75 inch big screen TV with SURROUND SOUND. There are so many added BONUSES including a large BAR area making this level perfect for hosting gatherings. Finishing off the basement you will find two additional bedrooms and 4 piece bathroom plus utility room. The walkout door leads to a covered patio with beautifully landscaped yard, extending the living space outdoors, plus electric hook up for a future hot tub area. This HOME BLENDS a thoughtful ...

4pc Bathroom .00 Ft x .00 Ft  
 Family room 25.00 Ft x 17.67 Ft  
 Bedroom 11.75 Ft x 10.83 Ft  
 Bedroom 11.75 Ft x 10.92 Ft  
 Furnace 9.58 Ft x 18.50 Ft  
 Other 6.00 Ft x 8.00 Ft

5pc Bathroom .00 Ft x .00 Ft  
 Dining room 14.42 Ft x 11.42 Ft  
 Living room 13.50 Ft x 10.42 Ft  
 Kitchen 13.33 Ft x 19.25 Ft  
 Bedroom 9.00 Ft x 11.33 Ft  
 Primary Bedroom 13.00 Ft x 12.00 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX Realty Professionals**

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4pc Bathroom .00 Ft x .00 Ft

Foyer 7.67 Ft x 12.33 Ft