



## 212 Precedence Hill Cochrane Alberta

\$759,900

Introducing this recently built walkout bungalow, meticulously designed with over 2250 sq ft of developed space, loaded with premium upgrades and full landscaping! Every inch of this home showcases a blend of modern elegance and thoughtful functionality. This home is perfect for those seeking both luxury and a connection to nature. Upon entry, you'll be greeted by wide plank vinyl flooring throughout the main floor, complemented by a light, modern colour palette that creates an open, airy feel. The spacious entry with large opening window invites natural light into the space, and the upgraded doors throughout add a touch of sophistication. The kitchen is a showstopper with two-toned grey soft-close cabinetry, quartz countertops, and a gas stove that has been upgraded for optimal cooking performance. The sleek black sink and fixtures are paired with a grey tile backsplash, while a good-sized pantry offers ample storage. High-end finishes continue with a built-in microwave, stainless steel appliances, and additional cabinetry featuring glass doors and a built-in wine rack. The dining area provides a perfect setting for family meals or entertaining guests. The living room is bright and inviting, featuring a beautiful electric fireplace and cathedral ceilings that create a spacious, open atmosphere. Custom blinds throughout allow for privacy and light control. The main floor also boasts a master bedroom with cathedral ceilings and a luxurious ensuite. The ensuite includes a large walk-in shower, a deep soaker tub, and a walk-in closet. Completing the main floor is convenient laundry, a half bath and a large flex room off of the kitchen, ideal for a home office or nursery. This room could easily be closed off with a barn door to create a private retreat. The upper deck off the living room is a standout feature to relax and enjoy the outdoors or BBQ with built in gas li...

Recreational, Games room 25.40 Ft x 35.75 Ft

Bedroom 9.83 Ft x 10.92 Ft

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4pc Bathroom 8.00 Ft x 6.59 Ft

Furnace 9.67 Ft x 18.25 Ft

Living room 14.33 Ft x 10.42 Ft

Primary Bedroom 12.92 Ft x 11.92 Ft

5pc Bathroom 12.17 Ft x 9.17 Ft

2pc Bathroom 4.85 Ft x 4.92 Ft

Dining room 14.33 Ft x 11.17 Ft

Foyer 7.42 Ft x 12.50 Ft

Den 9.17 Ft x 9.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Kitchen 12.92 Ft x 18.75 Ft

Laundry room 13.42 Ft x 6.42 Ft