



# 78 Precedence View Cochrane Alberta

\$895,000

Discover luxury and comfort in this BRAND NEW, NEVER LIVED IN home located in the prestigious Precedence community. With BREATHTAKING VIEWS of the surrounding farmland and Glenbow Ranch Provincial Park. This exquisite residence offers the perfect blend of modern design and natural beauty. Step inside to be greeted by LUXURY VINYL PLANK flooring that flows seamlessly through the OPEN-CONCEPT living room and kitchen, creating a warm and inviting space. The heart of the home is the kitchen, featuring an island with pristine WHITE QUARTZ COUNTERS, a BREAKFAST BAR, and a gorgeous TILE backsplash that perfectly complements the sage green cabinetry. STAINLESS STEEL APPLIANCES and a spacious WALK-THROUGH PANTRY with MDF shelving , completes this chef's dream kitchen. The main floor also includes a MUDROOM with BUILT IN LOCKERS, that opens into the pantry making life extra convenient. A bedroom, with a 3-piece bathroom, and/or an OFFICE ON MAIN, offers both functionality and versatility to the main floor. Upstairs, a large BONUS ROOM provides a flexible space for family gatherings or a cozy retreat. The master suite is a true sanctuary, boasting a PRIVATE COVERED BALCONY with picturesque VIEWS of the sunrise, a luxurious 5-piece ensuite with a DOUBLE VANITY, a SOAKER TUB, TILED SHOWER and a spacious walk-in closet. Two additional bedrooms and a well-appointed 4-piece bathroom and LAUNDRY ROOM complete the upper level. The FULLY FINISHED BASEMENT extends the living space and features 4ft wide windows to let in lots of natural light and is insulated for sound. The basement features a WET BAR in the Rec room, perfect for entertaining, along with TWO MORE BEDROOMS with wardrobes and an additional 4-piece bathroom. Outside, the DECK SPANS THE FULL LENGTH of the home and is the ideal spot to relax and enjoy the STUNNING VIEWS. This exceptional home offers the ultimate in modern l...

Recreational, Games room 21.08 Ft x 12.33 Ft

Furnace 15.75 Ft x 12.67 Ft

Bedroom 13.17 Ft x 10.67 Ft

Bedroom 10.75 Ft x 10.25 Ft

4pc Bathroom 8.33 Ft x 10.75 Ft

Bedroom 9.58 Ft x 7.67 Ft

3pc Bathroom 7.92 Ft x 4.92 Ft

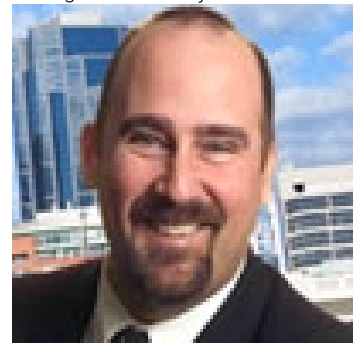
Bonus Room 14.83 Ft x 13.17 Ft

Laundry room 8.75 Ft x 5.50 Ft

Primary Bedroom 16.50 Ft x 13.42 Ft

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Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX Realty Professionals**

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Kitchen 12.00 Ft x 11.25 Ft  
Dining room 10.33 Ft x 10.17 Ft  
Living room 14.83 Ft x 14.25 Ft  
Office 11.42 Ft x 6.42 Ft  
Other 9.33 Ft x 6.75 Ft

Bedroom 11.42 Ft x 9.92 Ft  
Bedroom 11.42 Ft x 9.83 Ft  
4pc Bathroom 11.42 Ft x 4.83 Ft  
5pc Bathroom 11.33 Ft x 9.42 Ft