



## 78 Precedence View Cochrane Alberta

\$879,900

Experience the pinnacle of luxury living in this stunning brand-new, never-lived-in home nestled in the highly sought-after Precedence community. Offering breathtaking views of picturesque farmland and the Glenbow Valley, this home boasts a front-facing park and unmatched natural beauty at both ends. Step inside to discover a bright and open-concept layout, accentuated by luxury vinyl plank flooring that flows seamlessly from the living area to the chef-inspired kitchen. The centerpiece of the kitchen is an elegant island with pristine quartz countertops, a breakfast bar, and a stylish tile backsplash that pairs beautifully with the charming sage green cabinetry. Complete with stainless steel appliances and a convenient walk-through pantry, this space is designed for both functionality and style. A mudroom with built-in lockers adds a touch of convenience, connecting directly to the pantry. Whether you need a home office or an additional bedroom, the main-floor offers flexible living options making the space versatile with a 3-piece bathroom nearby. Upstairs, you'll find a generous bonus room—perfect for cozy family gatherings or as a versatile playroom. The master suite is a retreat in itself, featuring a private covered balcony to take in the stunning sunrise views. Relax in the luxurious 5-piece ensuite, complete with a soaker tub, a double vanity, a tiled shower, and a large walk-in closet. The fully finished basement is an entertainer's dream, offering extra living space with wide windows that invite natural light. The rec room is equipped with a wet bar, ideal for hosting guests, along with two more spacious bedrooms and a 4-piece bathroom. Enjoy outdoor living on the full-length deck, the perfect place to unwind and enjoy the peaceful surroundings. With premium finishes and thoughtful design throughout, this home offers the best in modern living. Don't miss your...

Recreational, Games room 21.10 Ft x 12.34 Ft

Furnace 15.75 Ft x 12.66 Ft

Bedroom 13.16 Ft x 10.66 Ft

Bedroom 10.76 Ft x 10.24 Ft

4pc Bathroom 8.33 Ft x 10.76 Ft

Kitchen 12.01 Ft x 11.25 Ft

Other 9.32 Ft x 6.76 Ft

3pc Bathroom 7.91 Ft x 5.00 Ft

Bonus Room 14.83 Ft x 13.16 Ft

Laundry room 8.76 Ft x 5.51 Ft

Primary Bedroom 16.50 Ft x 13.42 Ft

Bedroom 11.42 Ft x 9.91 Ft

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Listing Presented By:



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eXp Realty

**RE/MAX Realty Professionals**

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Dining room 10.33 Ft x 10.17 Ft  
Living room 14.83 Ft x 14.24 Ft  
Office 11.42 Ft x 6.43 Ft

Bedroom 11.42 Ft x 9.84 Ft  
4pc Bathroom 11.42 Ft x 4.82 Ft  
5pc Bathroom 11.32 Ft x 9.42 Ft