

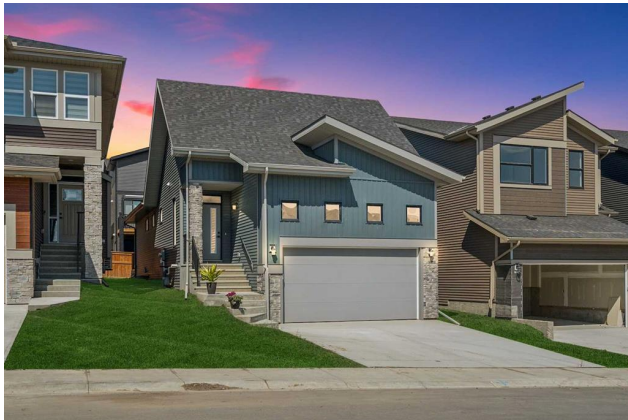


THE
A-TEAM

**RE/MAX
FIRST**

376 PRECEDENCE HILL, Cochrane T4C2T7

MLS®#: **A2154362** Area: **Precedence** Listing Date: **08/01/24** List Price: **\$699,800**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **3,795 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,231**
 Low Sqft:
 Ttl Sqft: **1,231**

DOM

48
Layout
 Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Front Yard**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone, Vinyl Siding, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Laminate**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer**
 Int Feat: **High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	19`8" x 7`11"	Dining Room	Main	11`11" x 9`8"
Living Room	Main	13`4" x 13`2"	Den	Main	9`11" x 8`11"
Game Room	Lower	23`5" x 15`5"	Laundry	Main	12`4" x 6`5"
Bedroom - Primary	Main	12`11" x 11`11"	Bedroom	Lower	10`7" x 9`11"
Bedroom	Lower	9`10" x 4`11"	4pc Ensuite bath	Main	8`3" x 8`1"
2pc Bathroom	Main	6`4" x 5`7"	4pc Bathroom	Lower	9`10" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2111866

Zoning:
R-1

Remarks

Pub Rmks:

Welcome to your dream home in the charming town of Cochrane! This stunning brand new bungalow offers the perfect blend of elegance, comfort, and convenience, making it the ideal choice for families and discerning buyers alike. With over 2240 square feet of total living space, this home boasts three spacious bedrooms, 2.5 luxurious baths, and a fully finished basement, providing ample room for relaxation and entertainment. As you step inside, you'll be greeted by the grandeur of vaulted ceilings that enhance the sense of space and light throughout the main living areas. The oversized kitchen island, adorned with exquisite quartz countertops, serves as the centerpiece of the gourmet kitchen. Here, you'll find premium white cabinetry and top-of-the-line stainless steel appliances, creating a sophisticated and functional culinary haven. Whether you're preparing a family meal or entertaining guests, this kitchen is sure to impress. The open-concept design seamlessly connects the kitchen, dining area, and living room, creating a harmonious flow that's perfect for modern living. Large windows flood the space with natural light, accentuating the elegant finishes and creating an inviting atmosphere. The living room is an ideal spot to unwind, featuring a cozy fireplace that adds warmth and charm and features floor to ceiling stone tile. Retreat to the tranquil master suite, where luxury and comfort await. The spa-like ensuite bathroom is a true oasis, complete with a separate glass-enclosed shower, and dual vanities. High-end fixtures and finishes create a serene and sophisticated ambiance, making it the perfect place to relax and rejuvenate. The fully finished basement offers additional living space, perfect for a home theater, game room, or fitness area. It also includes an extra 2 bedrooms and a bathroom, providing flexibility and privacy for guests or extended family members. This home is situated in a prime location, offering convenience and accessibility to a variety of amenities. Families will appreciate the proximity to top-rated schools, ensuring a quality education for their children. Nature enthusiasts will love the easy access to parks and the stunning Rocky Mountains, providing endless opportunities for outdoor adventures and recreation. Additionally, the vibrant city of Calgary is just a short drive away, offering a wealth of shopping, dining, and entertainment options. As a brand new construction, this home comes with the peace of mind of a 10-year builder's warranty, ensuring quality craftsmanship and lasting durability. Every detail has been thoughtfully designed and meticulously executed to meet the highest standards of modern living. Don't miss the opportunity to own this exceptional bungalow in Cochrane. Experience the perfect blend of elegance, comfort, and convenience in a home that truly has it all. Contact me today to schedule a private tour and make this dream home yours!

Inclusions:
Property Listed By:

NONE
eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123