

**78 PRECEDENCE View, Cochrane T4C 1Y8**

MLS®#: **A2158519** Area: **Precedence** Listing **08/17/24** List Price: **\$895,000**  
 Status: **Active** County: **Rocky View County** Change: **-\$5k, 10-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **3,917 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,285**  
 Low Sqft:  
 Ttl Sqft: **2,285**

DOM

**32**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **No Neighbours Behind, Street Lighting, Views**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete, Vinyl Siding, Wood Frame**  
 Heating: **Forced Air** Flooring: **Carpet, Tile, Vinyl Plank**  
 Sewer: Ext Feat: **Balcony** Water Source: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer**  
 Int Feat: **Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet Bar**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`0" x 11`3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`4" x 10`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`10" x 14`3"</b>	<b>Office</b>	<b>Main</b>	<b>11`5" x 6`5"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>14`10" x 13`2"</b>	<b>Game Room</b>	<b>Basement</b>	<b>21`1" x 12`4"</b>
<b>Laundry</b>	<b>Upper</b>	<b>8`9" x 5`6"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>15`9" x 12`8"</b>
<b>Mud Room</b>	<b>Main</b>	<b>9`4" x 6`9"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>16`6" x 13`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`7" x 7`8"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`5" x 9`11"</b>

<b>Bedroom</b>	<b>Upper</b>	<b>11`5" x 9`10"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>13`2" x 10`8"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`9" x 10`3"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>7`11" x 4`11"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`4" x 10`9"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>11`5" x 4`10"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>11`4" x 9`5"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc: **2311460**

Zoning:  
**R-MX**

Remarks

Pub Rmks: **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 living, with premium finishes and thoughtful design throughout. Don't miss your chance to be the first to call this remarkable property your own! Book your showing today!**

Inclusions:  
 Property Listed By: **All Lighting Fixtures Attached  
 eXp Realty**

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







