



THE
A-TEAM

**RE/MAX
FIRST**

235 PRECEDENCE HILL, Cochrane T4C 2J2

MLS® #: **A2162934** Area: **Precedence** Listing Date: **09/05/24** List Price: **\$1,124,900**
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: **9,321 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,386**
Low Sqft:
Ttl Sqft: **2,386**

DOM

77
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Few Trees,Pie Shaped Lot,Views**
Park Feat: **Double Garage Attached,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

Construction: **Concrete,Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Central Vacuum,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Vaulted Ceiling(s),Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`11"
Foyer	Main	5`7" x 16`6"
Living Room	Main	14`1" x 16`1"
5pc Bathroom	Upper	6`5" x 11`6"
Bedroom	Upper	11`1" x 11`11"
Bonus Room	Upper	15`11" x 18`3"
Bedroom - Primary	Upper	14`10" x 15`10"

Room	Level	Dimensions
Dining Room	Main	12`5" x 9`6"
Kitchen	Main	12`8" x 18`1"
Mud Room	Main	9`4" x 8`9"
5pc Ensuite bath	Upper	10`6" x 12`3"
Bedroom	Upper	11`9" x 9`11"
Laundry	Upper	6`4" x 9`4"

Title:
Fee Simple
Legal Desc:

2111866

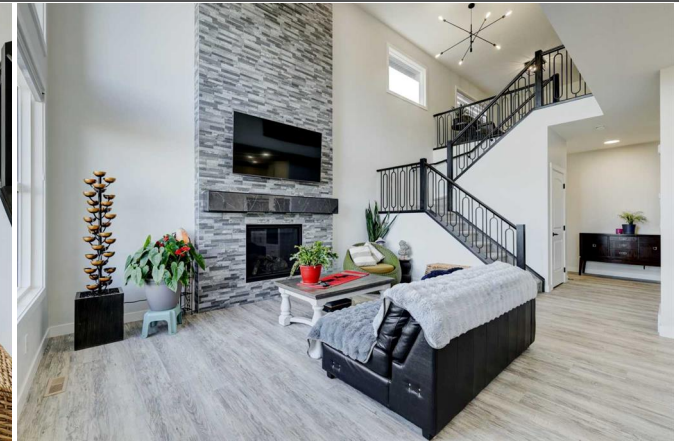
Zoning:
R-MX

Remarks

Pub Rmks: **When OPPORTUNITY KNOCKs...you must have a LOOK!!! This CUSTOM BUILD 2 Storey Trico HOME is not only STUNNING but is NESTLED on .21 ACRES featuring Mountain, River, Town and Cochrane Big Hill VIEWS. The moment you enter the HOME you are SHOWERED in Natural Sunlight from the WALL of WINDOWS featuring Westerly VIEWS all wrapped in the elegant ambience of your OPEN Kitchen, Sitting and Living SPACE. Finishing off the main level is about shuffling through your spacious Mud Room & Pantry area leading into the FULLY FINISHED HEATED DBL GARAGE featuring your own WORK SPACE. Moving upstairs you have a huge FAMILY / BONUS Room for "Family Fun Nights", a massive PRIMARY BEDROOM featuring VIEWS and a 5PC "SPA INSPIRED ENSUITE", 2 additional BEDROOMS and a 5PC Bath complete the upper level. The Lower Level is ready for you to personalize your new home and make it yours. Make the time and call today for your own personal viewing as this home offers so much in the beautiful community of PRECEDENCE.**

Inclusions:
Property Listed By: **N/A
RE/MAX West Real Estate**

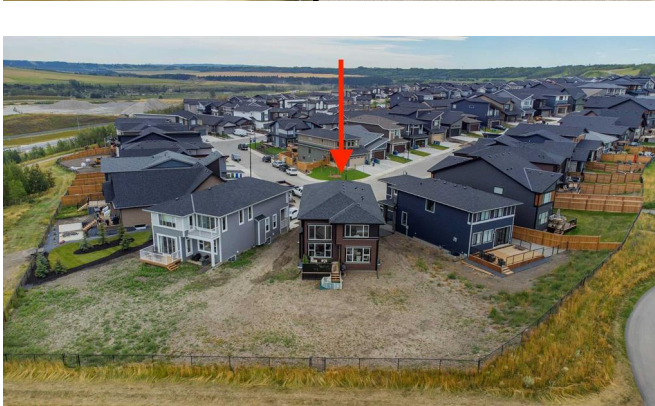
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













235 Precedence HI, Cochrane, AB

Main Floor Exterior Area 1104.13 sq ft
Interior Area 915.90 sq ft
Excluded Area 611.09 sq ft



0 4 8

PREPARED: 2024/06/21

White regions are excluded from total floor area in GUSSE floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

235 Precedence HI, Cochrane, AB

2nd Floor Exterior Area 1382.31 sq ft
Interior Area 1280.23 sq ft
Excluded Area 107.09 sq ft



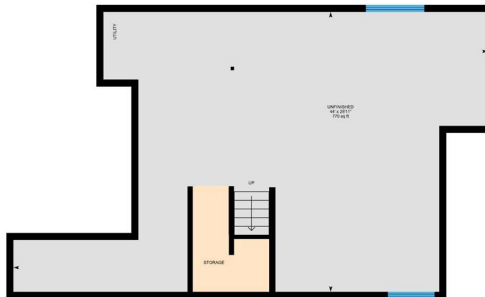
0 4 8

PREPARED: 2024/06/21

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235 Precedence HI, Cochrane, AB

Basement (Below Grade) Exterior Area 947.61 sq ft
Interior Area 945.32 sq ft



0 4 8

PREPARED: 2024/06/21

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