

## 247 PRECEDENCE Hill, Cochrane T4C 2J2

Precedence 09/13/24 List Price: **\$849,500** MLS®#: A2165567 Area: Listing

Status: **Pending Rocky View County** Change: None Association: Fort McMurray County:

Date:

Prop Type:

Lot Information Lot Sz Ar:

Lot Shape:

Sub Type: City/Town: Cochrane

Access:

Lot Feat:

**General Information** 

Year Built: 2023

Park Feat:

Residential Detached

4,370 sqft

Low Sqft: Ttl Sqft: 2,585

Finished Floor Area

Abv Saft:

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

81

Ttl Park: 2 2 Garage Sz:

4 (3 1 )

2.5 (2 1)

2 Storey

Back Yard, Backs on to Park/Green Space, Greenbelt, No Neighbours Behind, Views **Double Garage Attached** 

2,585

**Utilities and Features** 

Roof: **Asphalt Shingle** 

Heating: Forced Air, Natural Gas

Sewer:

Ext Feat: **Private Yard**  Construction:

Composite Siding, Wood Frame

Flooring:

**Carpet, Ceramic Tile, Vinyl Plank** 

Water Source: Fnd/Bsmt:

**Poured Concrete** 

Built-In Oven, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Tankless Water Heater, Window Coverings Kitchen Appl:

Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Stone Counters Int Feat:

**Utilities:** 

Room Information

Room	<u>Level</u>	<u>Dimensions</u>	Room	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	4`11" x 4`10"	Dining Room	Main	11`4" x 15`2"
Foyer	Main	9`11" x 9`4"	Kitchen	Main	14`9" x 11`0"
Mud Room	Main	5`7" x 6`0"	Living Room	Main	13`8" x 15`2"
Office	Main	8`11" x 11`2"	5pc Bathroom	Second	5`9" x 11`1"
5pc Ensuite bath	Second	13`0" x 11`8"	Bedroom	Second	15`0" x 12`7"
Bedroom	Second	12`10" x 13`9"	Bonus Room	Second	19`3" x 13`3"
Laundry	Second	7`10" x 5`11"	Bedroom - Primary	Second	11`5" x 16`10"
Walk-In Closet	Second	6`9" x 11`3"	Bedroom	Lower	18`1" x 10`6"
Legal/Tax/Financial					

Title: Zoning: Fee Simple RES

Legal Desc: **2111866** 

Remarks

Pub Rmks:

Why wait to build?! Move right in! Welcome to 247 Precedence Hill, where elegance merges seamlessly with practicality in this meticulously crafted two-story Jayman-built home spanning well over 2500 sqft. above grade. Perched within and right on the ridge of the highly desirable Precedence neighbourhood, overlooking serene surroundings with 180 degrees of expansive views, this state-of-the-art property offers a lifestyle defined by unparalleled comfort and convenience. Upon entry, you'll be greeted by the sleek sophistication of modern colour schemes and fixtures, with an office conveniently located near the front foyer. Step into the heart of the home, where the natural light flooding the open kitchen, dining, and living area invites you in. The living room is centred around a stunning contemporary gas fireplace, creating a cozy ambiance perfect for relaxation or entertaining. The kitchen boasts Kitchen-Aid stainless steel appliances, a natural gas cooktop, and tons of counter space for culinary endeavours. Upstairs, there are three spacious bedrooms, including the luxurious primary suite. The standout feature of the primary suite is its dreamy ensuite, boasting a MASSIVE 5-piece layout featuring dual vanity areas that seamlessly connect to two walk-in closets. One of these closets includes laundry, and conveniently links to the upstairs hallway. An additional full bathroom with dual sinks and a bonus room complete the upstairs living space. For added versatility, the partially finished basement awaits your personal touches and features an additional bedroom. This home is not only modern & aesthetically pleasing but also built with efficiency in mind. Enjoy the benefits of 2 96% high-efficiency 2-stage furnaces, a tankless hot water heater, triple-pane windows, and an air purification system with UV light and Merv 13 furnace filters. Plus, with 10 solar panels installed, energy savings are maximized. This home is equipped with an array of modern amenities, such as a Ring alarm system complete with doorbell, cameras, and sensors to enhance security. The attached double-car garage is exceptional, boasting an oversized door and an electric car-charging outlet that is compatible with all-electric vehicle models. Outside, unwind on the back deck overlooking over 100 acres of natural reserve, providing a tranquil backdrop for your morning coffee. With quick access to the SLS Sports Centre and Bow Valley High School just a short walk away, this location offers the perfect blend of natural serenity and urban convenience! Ring Alarm Hardware (doorbell, camera and door sensors), Wi-Fi mesh extender system

Inclusions:

Property Listed By: Royal LePage Benchmark

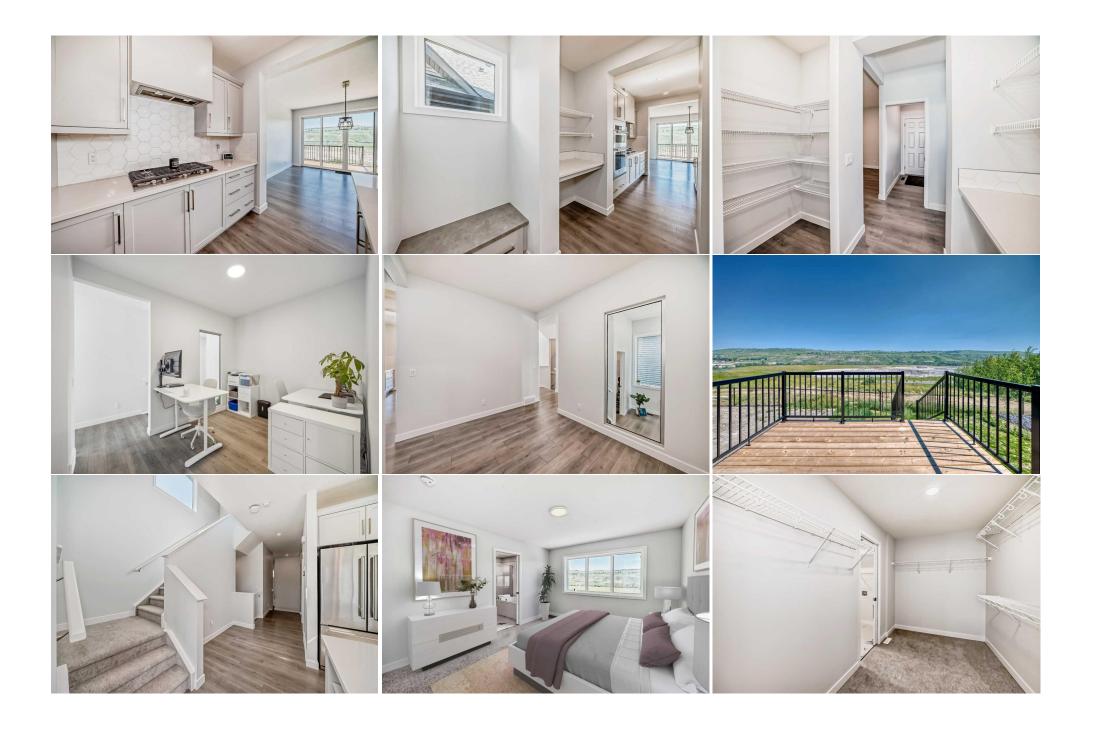
## TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

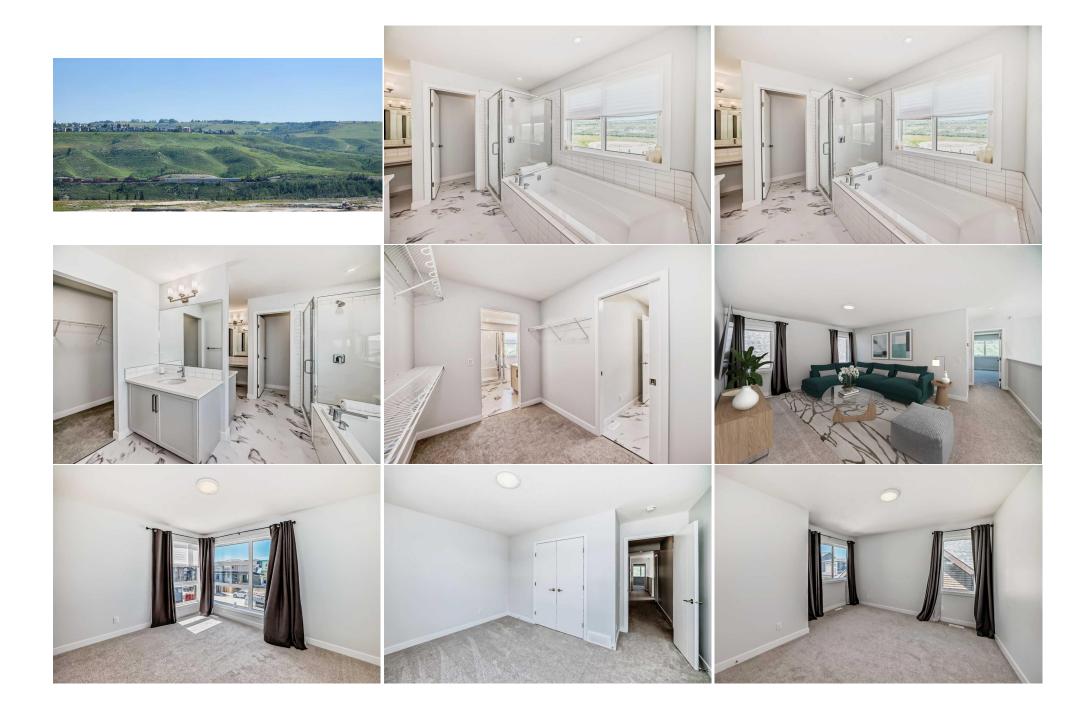


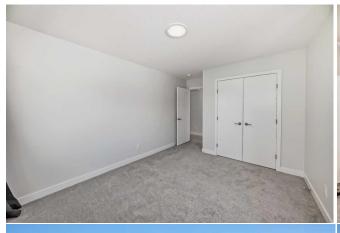






















247 Precedence HI, Cochrane, AB

2nd Floor Exercite Area 1432.79 sq R
Interior Area 138.11 sq R
Exeluded Area 13.81 sq R





247 Precedence HI, Cochrane, AB

Basement (Below Grade) Exterior Area 1080.42 sq ft Interior Area 1089.94 sq ft



## 247 Precedence HI, Cochrane, AB Main Floor Exterior Area 115222 and 1 Intrinsic Area 10313 at g t Excluded Area 445.09 sq fi



