



THE
A-TEAM

**RE/MAX
FIRST**

247 PRECEDENCE HILL, Cochrane T4C 2J2

MLS® #: **A2165567** Area: **Precedence** Listing Date: **09/13/24** List Price: **\$849,500**
 Status: **Pending** 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: **4,370 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,585**
 Low Sqft:
 Ttl Sqft: **2,585**

DOM

81
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

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

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**

Kitchen Appl: **Built-In Oven,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Tankless Water Heater,Window Coverings**
 Int Feat: **Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Smoking Home,Open Floorplan,Stone Counters**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`10"
Foyer	Main	9`11" x 9`4"
Mud Room	Main	5`7" x 6`0"
Office	Main	8`11" x 11`2"
5pc Ensuite bath	Second	13`0" x 11`8"
Bedroom	Second	12`10" x 13`9"
Laundry	Second	7`10" x 5`11"
Walk-In Closet	Second	6`9" x 11`3"

Room	Level	Dimensions
Dining Room	Main	11`4" x 15`2"
Kitchen	Main	14`9" x 11`0"
Living Room	Main	13`8" x 15`2"
5pc Bathroom	Second	5`9" x 11`1"
Bedroom	Second	15`0" x 12`7"
Bonus Room	Second	19`3" x 13`3"
Bedroom - Primary	Second	11`5" x 16`10"
Bedroom	Lower	18`1" x 10`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
RES

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!

Inclusions:
Property Listed By: **Ring Alarm Hardware (doorbell, camera and door sensors), Wi-Fi mesh extender system
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 Exterior Area 1432.78 sq ft
Interior Area 1340.14 sq ft
Excluded Area 15.91 sq ft



PREPARED: 2024/03/27



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

247 Precedence HI, Cochrane, AB

Basement (Below Grade) Exterior Area 1080.42 sq ft
Interior Area 1009.94 sq ft



PREPARED: 2024/03/27



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247 Precedence HI, Cochrane, AB

Main Floor Exterior Area 1102.02 sq ft
Interior Area 1081.30 sq ft
Excluded Area 405.90 sq ft



PREPARED: 2024/03/27



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