

280 Precedence View Cochrane, Alberta

MLS # A2275368



\$840,000

Division:	Precedence		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,102 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	Hot tub		

**** OPEN HOUSE Sunday Jan 4th 1:00-3:00pm **** Welcome to 280 Precedence View, a nearly new, beautifully finished home featuring SPECTACULAR VIEWS, WALKOUT BASEMENT, HOT TUB, FENCED AND LANDSCAPED YARD, HOME OFFICE and BONUS ROOM. From the moment you step inside, the bright and open floor plan creates a warm, inviting atmosphere, enhanced by oversized windows and access to the deck that showcasing unobstructed views and front row seats to the Northern Lights. When you walk inside you are greeted with 2 front closets and a bench with storage, plenty of room for winter, fall and summer coats! The thoughtfully designed kitchen is ideal for entertaining, featuring a large quartz island, gas stove with SS hood fan and seamless flow into the living area, where the fireplace and expansive windows fill the space with natural light. The main floor also features a 1/2 bath and home office/main floor bedroom including a closet. Upstairs, the iron-spindled staircase leads to a spacious bonus room with vaulted ceiling, two well-sized bedrooms, a four-piece bathroom, and a stunning spacious primary retreat with beautiful views and complete with a luxurious five piece ensuite offering a soaker tub, large walk in tiled shower, quartz countertops, dual vanities and not one but two impressive walk in closets. Convenient upper level laundry with storage completes this floor. The partially finished walkout basement features a finished HOME GYM or 5th BEDROOM. The adjacent rec room has the electrical finished and ready for your personal touches! From the walkout basement you can enjoy your newer well maintained Beachcomber hot tub, privately located under the deck on its own concrete pad. The backyard oasis also features a fenced and landscaped yard with grass area, newly planted trees and shrubs, retaining wall and lower patio area.

There are also steps at the side of the home for easy access to the back yard lined with Rundle rock. No expense was spared with over \$50,000 in landscaping and upgrades! The home also features central air-conditioning for your comfort in the hot summer months, 220 wiring in the spacious double attached garage and an air purifier added onto the furnace. The home is ideally located just walking distance to kms of walking paths along the Bow River, off leash dog park, SLS Centre, pickle ball courts, playgrounds, Co-op Grocery store, gas bar and liquor store. Downtown Cochrane is just a short 5 min drive over the Jack Tenant bridge, Hwy 1 is a quick 10 min drive for easy access to Calgary, Kananaskis and the Banff National Park. Book a showing today!