

22 Precedence Glen Cochrane, Alberta

MLS # A2283092



\$549,900

Division:	Precedence		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,468 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Window Coverings, Blinds, All Lighting Attached

****OPEN HOUSE SUNDAY 1PM-3PM**** Charming and functional two-story home with un-finished walk out basement, thoughtfully designed for everyday living. The main floor features a bright kitchen equipped with large island and pantry. Upstairs, enjoy the ease of dedicated laundry and a well-appointed second bathroom complete with a medicine cabinet for added storage. The walkout basement provides excellent additional living space with direct outdoor access ideal for entertaining, guests, or future customization. Outside, the property offers a landscaped yard, partial fencing for added privacy, and a private parking pad for off-street convenience. This home blends practicality and comfort, offering flexible living spaces inside and out. A great opportunity for buyers seeking move-in-ready functionality with room to make it their own.