\$769,900 - 136 Precedence View, Cochrane

MLS® #A2195753

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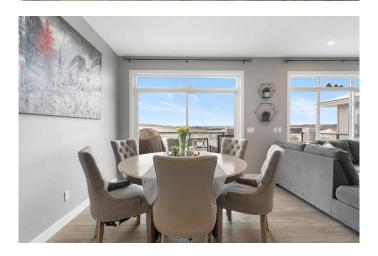
3 Bedroom, 3.00 Bathroom, 2,072 sqft Residential on 0.09 Acres

Precedence, Cochrane, Alberta

WALKOUT | MODERN FINISHES | CENTRAL AIR | ZONED HEATING Welcome home to 136 Precedence View. This modern finished home is practically brand new and seeking new owners to call it HOME. With a bright, open layout there is a very welcoming feel as soon as you walk through the front door. Oversized windows and a beautiful full-length deck with stairs, give way to an unobstructed view. The kitchen has a perfect flow with its walkthrough pantry, large quartz island, and plenty of room to entertain. The living room features a gas fireplace and another large window to provide lots of natural light to the main floor living area. As you embark up the iron-spindled stairwell, you will find a large bonus room with a barn door, two generous sized bedrooms, a four-piece bath, and an amazing primary suite with a stunning five-piece ensuite with a barn door for separation. The ensuite bath provides relief after a long day. Offering a soaker tub, a large shower, two separated sinks, and a huge walk-in closet. Completing the upper level is laundry with storage. The undeveloped WALKOUT features elements that will set you up if having a legal suite is what you are after. With ZONED heating, sound-proofing, and fire retardant panels being completed, the current owners took great care in ensuring mechanicals were kept together so future basement development would have a great layout. Wood is in the basement for future expansion of the lower deck and the backyard







is currently landscaped with rock. If you are looking for an almost brand new home that is fenced and landscaped with CENTRAL AIR, then look no further. The double car garage also offers extra storage to keep your belongings safe and sound. Book your viewing today.

Built in 2021

Essential Information

MLS® # A2195753

Price \$769,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 2,072 Acres 0.09

Year Built 2021

Type Residential
Sub-Type Detached
Style 2 Storey

Status Active

Community Information

Address 136 Precedence View

Subdivision Precedence
City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C2W7

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan,

Pantry, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in, Double Vanity, Suspended

Ceiling

Appliances Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood,

Refrigerator, Washer, Window Coverings, Electric Range, Humidifier

Heating Fireplace(s), Forced Air, Zoned

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Full, Unfinished, Walk-Out

Exterior

Exterior Features Balcony, Private Yard

Lot Description Back Yard, Front Yard, Low Maintenance Landscape, No Neighbours

Behind

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame, Stone

Foundation Poured Concrete

Additional Information

Date Listed February 22nd, 2025

Days on Market 19

Zoning R-MX

Listing Details

Listing Office First Place Realty

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