

# \$759,900 - 136 Precedence View, Cochrane

MLS® #A2195753

**\$759,900**

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          | \$759,900   |
| 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 | Bathroom Rough-in, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Suspended Ceiling |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                                                                   |
| 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      | Stone, Vinyl Siding, Wood Frame                                        |
| Foundation        | Poured Concrete                                                        |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 22nd, 2025 |
| Days on Market | 59                  |
| Zoning         | R-MX                |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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