

# \$729,900 - 3 Precedence Green, Cochrane

---

MLS® #A2183087

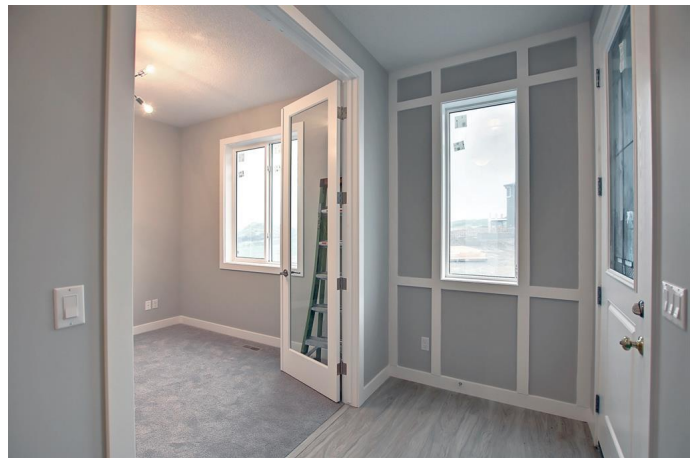
**\$729,900**

4 Bedroom, 3.00 Bathroom, 2,191 sqft

Residential on 0.12 Acres

Precedence, Cochrane, Alberta

May 15, 2024 POSSESSION DATE - CONFIRMED BY THE BUILDER. BRAND NEW HOME by Douglas Homes, Master Builder in Precedence. Featuring the Monte Carlo 7 with 9'0" Basement across the street from a central island park & separate side entry on an R-MX zoned home site for POTENTIAL, future, lower level suite. NOTE: a secondary suite would be subject to approval and permitting by the city/municipality. Located on the corner of a quiet street with an sunny west backyard & paved back lane. This gorgeous 4 bedroom, 2 & 1/2 half bath home offers over 2190 sq ft of living space. Loads of upgraded features in this beautiful, open floor plan. The main floor greets you with grand 8' front door, soaring 9' ceilings, oversized windows, 8' passage doors & Napoleon "Entice" fireplace. Engineered Hardwood floors flow through the Foyer, Hall, Great Room, Kitchen & Nook adding a feeling of warmth & style. The Kitchen is completed with walk through pantry from Mudroom, Quartz Countertops & dual color Cabinets, The Kitchen is completed with new stainless appliance package including Side by Side Fridge with Ice and Water, Built-In Microwave in the island, Gas Range, Chimney Hood Fan & Built-In Dishwasher. For the "Work from home crowd" there is a much sought after PRIVATE, forward Den complete with 8'0" glass French doors. Upstairs you'll find a generous Master with Ensuite with separate, dual Quartz vanities, separate soaker tub, 5'



shower, private water closet, all completed with designer tile flooring & large, separate walk-in closet. The 2nd floor is completed by a central Family Loft , three good size additional bedrooms, main bath with Quartz countertop & tile flooring. You'll love the convenience of the 2nd Laundry Room completed with tile floors. This is a very popular plan, great for larger, upscaling families. Beautiful and Elegant! The perfect place for your perfect home with the Perfect Fit. Call today! Photos are from prior build & are reflective of fit, finish & included features. Note: Front elevation of home & interior photos are for illustration purposes only. Actual elevation style, interior design, colors/finishes, & upgrades may be different than shown & the Seller is under no obligation to provide them as such.

Built in 2024

**Essential Information**

MLS® #	A2183087
Price	\$729,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,191
Acres	0.12
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	3 Precedence Green
Subdivision	Precedence
City	Cochrane

County Rocky View County  
Province Alberta  
Postal Code T4C 3E2

**Amenities**

Utilities Cable Connected, Cable  
Garbage Collection, Natural  
Connected, Underground Utili  
Parking Spaces 4  
Parking Concrete Driveway, Double  
Insulated  
# of Garages 2

**Interior**

Interior Features Bathroom Rough-in, Breakf  
French Door, Granite Counte  
Plumbing Fixtures, No An  
Floorplan, Pantry, Recessed  
Data, Walk-In Closet(s)  
Appliances Dishwasher, Electric Water H  
Refrigerator, Range Hood  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Blower Fan, Electric, Great Room, Ventless  
Has Basement Yes  
Basement Full, Unfinished

**Exterior**

Exterior Features Private Yard  
Lot Description Rectangular Lot, Back Lane, Back Yard, City Lot, Corner Lot, Front  
Yard, Irregular Lot, Street Lighting  
Roof Asphalt Shingle  
Construction Composite Siding, Manufactured Floor Joist, Stone, Vinyl Siding, Wood  
Frame  
Foundation Poured Concrete

**Additional Information**

Date Listed December 14th, 2024



Days on Market	121
Zoning	R-MX

**Listing Details**

Listing Office	Greater Calgary Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.