

# \$735,000 - 297 Precedence View, Cochrane

MLS® #A2204975

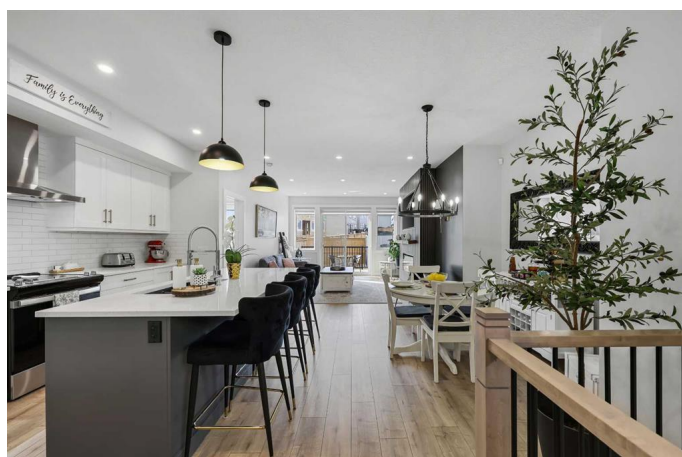
## \$735,000

3 Bedroom, 3.00 Bathroom, 1,209 sqft  
Residential on 0.09 Acres

Precedence, Cochrane, Alberta

Welcome to 297 Precedence View in Cochrane! Surrounded by walking paths, this stunning bungalow has been freshly renovated, including updates to the kitchen, mudroom entry, fireplace, walk-in closet and a brand new fully developed basement -- and that's not all!

This 2022 build features luxury vinyl plank throughout the main floor and has a south facing backyard which shines light throughout the entire home. Seamlessly flowing from your front entry into the open concept kitchen, this home is ideal for hosting family and friends. The bright kitchen features a walk-in pantry and new appliances with freshly refaced cabinets and painted island. The updated and modernized fireplace mantle highlights the living room and really makes the room pop. Sliding doors take you seamlessly onto the back south facing deck and landscaped yard. The primary bedroom, updated with the vinyl plank flooring which was continued throughout the main floor, and flows into the newly designed walk-in closet with various storage features to keep your closet organized and efficient. This takes you right into the stunning 5 piece ensuite bathroom with soaker bathtub. An updated mudroom/laundry room and half bathroom complete this lovely main floor. Heading downstairs, the basement was recently developed to add two generously sized bedrooms, a great room perfect for movie and sports viewing, a beautiful 3-piece bathroom with heated floors, a flex space for



your Peloton and a nice sized storage room  
(you can never have enough storage!)

This property features a double attached  
heated garage, Central Air Conditioning and  
built-in Gem Stone lights -- no more hanging  
Christmas lights!

Located close to parks, schools, the SLS Rec  
Centre, 10 minutes to downtown Cochrane,  
and has easy access to the Trans Canada and  
Highway 1A. Cochrane is one of the fastest  
growing cities in Canada and this home is the  
perfect landing spot someone looking for that  
single level living lifestyle. Call your favourite  
Realtor today to book a showing!

Built in 2022

### **Essential Information**

MLS® #	A2204975
Price	\$735,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,209
Acres	0.09
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	297 Precedence View
Subdivision	Precedence
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C3B4

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, See Remarks
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	8
Zoning	R-MX

## Listing Details

Listing Office	CIR Realty
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