

# \$749,900 - 136 Precedence View, Cochrane

MLS® #A2195753

**\$749,900**

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	\$749,900
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	64
Zoning	R-MX

## Listing Details

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

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.