

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

MLS® #A2183087

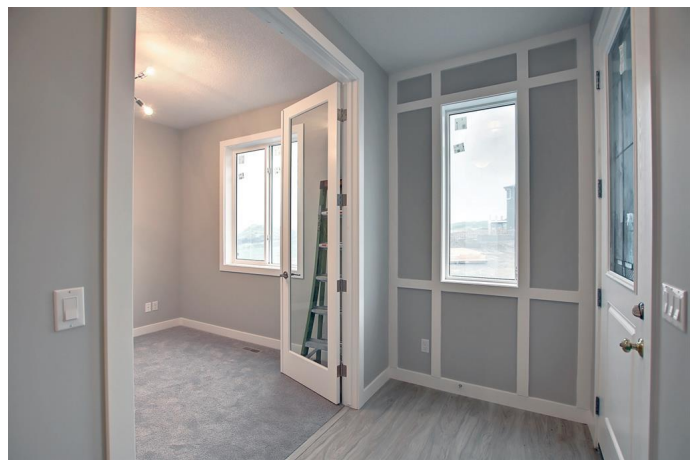
**\$729,900**

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 Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Landscaping Access, Phone Connected, Utility Room  
Parking Spaces 4  
Parking Double Garage Attached, Covered Driveway  
# of Garages 2

### Interior

Interior Features Breakfast Bar, Double Vanities, Hardwood Ceilings, Kitchen Island, No Carpet, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s), Wired for Data, Bathroom, Bath, Plumbing Fixtures  
Appliances Dishwasher, Gas Range, Microwave, Electric Water Heater, Humidifier  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric, Blower Fan, Great Room, Ventless  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

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

### Additional Information

Date Listed December 14th, 2024



Days on Market	117
Zoning	R-MX

### **Listing Details**

Listing Office	Greater Calgary Real Estate
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