

**22 Precedence Glen  
Cochrane, Alberta**

**MLS # A2283092**



**\$549,900**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Precedence   |               |                  |
| <b>Type:</b>     | Residential/House                                  |               |                  |
| <b>Style:</b>    | 2 Storey   |               |                  |
| <b>Size:</b>     | 1,468 sq.ft.                                       | <b>Age:</b>   | 2021 (5 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Parking Pad  |               |                  |
| <b>Lot Size:</b> | 0.08 Acre  |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Lawn |               |                  |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Vinyl Plank  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding   | <b>Zoning:</b>    | R-MX |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |                   |      |

**Inclusions:** Window Coverings, Blinds, All Lighting Attached

Welcome to this bright and beautifully designed home offering an OPEN-CONCEPT layout. The main floor is filled with natural light and features a stylish kitchen with a LARGE ISLAND, ample cabinetry, and a SPACIOUS pantry ideal for both everyday living and entertaining. Upstairs, you'll find three generously sized bedrooms, including a relaxing primary retreat complete with a private ensuite. A full second bathroom serves the additional bedrooms with ease. The WALKOUT basement is unfinished and ready for your personal touch, offering endless possibilities to create the space you've been dreaming of whether that's a family room, home gym, or additional bedroom. A fantastic opportunity to make this home truly your own.