\$694,900 - 395 Precedence Hill, Cochrane

MLS® #A2216193

\$694,900

3 Bedroom, 4.00 Bathroom, 1,840 sqft Residential on 0.09 Acres

Precedence, Cochrane, Alberta

Discover Your Dream Home in Precedence! Step into this stunning home and immediately feel welcomed by a built-in bench in the foyerâ€"perfect for busy mornings. The bright and open main floor features soaring 9-ft ceilings and an airy layout ideal for everyday living and entertaining.

The modern kitchen is both stylish and functional, complete with stainless steel appliances, an induction stove with double oven, elegant tile backsplash, quartz countertops, a breakfast bar, and a large walk-in pantry for all your storage needs.

The living room is a cozy retreat with an electric fireplace and mantle, ideal for curling up on cool evenings. Step out onto the spacious back deck, which spans the width of the home and includes a privacy wallâ€"the perfect spot to enjoy the breathtaking views of Cochrane. New stairs provide easy access to the backyard below.

Upstairs, the bonus room is ideal for movie nights or watching the big game. You'II find three bedrooms, including a spacious primary suite featuring scenic views, a spa-inspired ensuite with a soaking tub, double vanity, stand-alone shower, and a generous walk-in closet. A convenient upper-floor laundry and 4-piece guest bathroom round out this level.







The partially finished walkout basement offers flexibility with a finished bedroom, a 3-piece bathroom, electrical already completed, and plenty of space for a future family or rec room.

Additional highlights include a double attached garage and a fantastic locationâ€"just steps from the river, walking/biking trails, Cochrane's Rec Centre, and a short drive to all amenities.

This beautifully appointed home has it allâ€"book your private showing today!

Built in 2021

Essential Information

MLS® # A2216193

Price \$694,900

Bedrooms 3

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,840

Acres 0.09

Year Built 2021

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 395 Precedence Hill

Subdivision Precedence

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 2T6

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High

Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry,

Walk-In Closet(s)

Appliances Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window

Coverings

Heating Forced Air

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Walk-Out, Partially Finished

Exterior

Exterior Features BBQ gas line

Lot Description Back Yard, Front Yard, Landscaped, Views

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 30th, 2025

Days on Market 8

Zoning R-MX

Listing Details

Listing Office eXp Realty

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