

\$835,000 - 184 Precedence View, Cochrane

MLS® #A2262394

\$835,000

3 Bedroom, 3.00 Bathroom, 2,311 sqft

Residential on 0.09 Acres

Precedence, Cochrane, Alberta

Welcome to this beautifully appointed former show home in desirable Precedence, with no neighbours behind and sweeping views of the Glenbow Valley.

Step into the impressive front entry with soaring ceilings open to below. The main floor features HIGH CEILINGS, ENGINEERED HARDWOOD FLOORING, and lots of large TRIPLE-PANE WINDOWS that flood the home with natural light. The chef-inspired kitchen boasts TWO-TONE CABINETRY, GRANITE countertops, a GAS RANGE, FRENCH DOOR FRIDGE, built-in microwave, and a WALK-THROUGH PANTRY leading to the MUD ROOM with a BUILT-IN BENCH.

Relax in the spacious living room with a cozy GAS FIREPLACE with a MANTLE.

Upstairs, enjoy the bonus room with panoramic VALLEY VIEWS, plus three generously sized bedrooms. The luxurious primary bedroom showcases a VAULTED CEILING, gorgeous VIEWS and a spa-inspired ENSUITE with HEATED FLOORS, GRANITE counters, a SOAKER TUB, OVERSIZED TILED SHOWER with RAIN HEAD, and a WALK-THROUGH CLOSET with BUILT-IN SHELVING. Bedroom 2 features vaulted ceilings, floor-to-ceiling windows, and charming BOARD & BATTEN detail. Bedroom 3 also offers full-height windows, vaulted ceilings, CUSTOM SHELVING, and an



ATTACHED BOOKSHELF.

The upper-level laundry room adds convenience with BUILT-IN SHELVES and a HANGING BAR. The UNFINISHED WALKOUT BASEMENT is ready for your development, featuring 9-ft ceilings and large windows.

Additional highlights include A/C, a double attached garage with EPOXY-FINISHED FLOORS, and a fully landscaped backyard with trees and an EXTENDED STAMPED CONCRETE PATIO perfect for entertaining.

This former show home blends style, comfort, and functionality in one of Cochrane’s most picturesque settings—don’t miss your opportunity to make it yours!

Built in 2020

Essential Information

MLS® #	A2262394
Price	\$835,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,311
Acres	0.09
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	184 Precedence View
Subdivision	Precedence

City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2W8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Faces Front
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Back Yard, No Neighbours Behind, Treed, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2025
Days on Market	14
Zoning	R-MX

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.