

\$1,124,900 - 235 Precedence Hill, Cochrane

MLS® #A2267051

\$1,124,900

3 Bedroom, 3.00 Bathroom, 2,386 sqft

Residential on 0.22 Acres

Precedence, Cochrane, Alberta

OPEN HOUSEs Saturday & Sunday
November 8th and 9th (12-2pm)....This custom-built two-storey Trico home sits on 0.21 acres and features impressive mountain, river, town, and Cochrane Big Hill views. Natural light fills the open kitchen, sitting, and living areas thanks to a wall of windows facing north west. The main level includes a spacious mudroom and pantry, leading to a fully finished heated double garage with workspace. Upstairs offers a large family/bonus room, laundry room, a primary bedroom with views, a five-piece ensuite, walk-in closet, two additional bedrooms, and another five-piece bath. The lower level is ready for your personal touch. Outside is designed to be more than a backyard oasis; it's a space where families gather. Contact us today to schedule a viewing and discover what this home in Precedence has to offer.

Built in 2023

Essential Information

MLS® #	A2267051
Price	\$1,124,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,386
Acres	0.22



Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	235 Precedence Hill
Subdivision	Precedence
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	t4c2j2

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Cooktop
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard, Fire Pit
Lot Description	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Lawn, No Neighbours Behind, Views, Gazebo, Pie Shaped Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, Composite Siding

Foundation Poured Concrete

Additional Information

Date Listed October 27th, 2025
Days on Market 4
Zoning R-LD

Listing Details

Listing Office RE/MAX West Real Estate

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.