

\$764,900 - 395 Precedence Hill, Cochrane

MLS® #A2199611

\$764,900

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

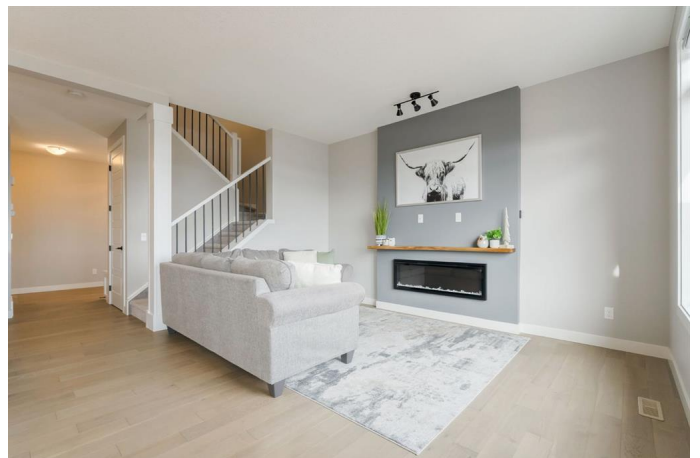
Precedence, Cochrane, Alberta

Come explore this stunning home in Precedence! As you step inside, you're welcomed by a BUILT-IN BENCH in the foyer, leading into the bright and airy OPEN-CONCEPT main floor with 9FT CEILINGS.Â

The kitchen is both stylish and functional, featuring STAINLESS STEEL APPLIANCES which include an INDUCTION STOVE/DOUBLE OVEN combo, a stunning TILE BACKSPLASH, QUARTZ COUNTERS on the ISLAND that has a BREAKFAST BAR and a large WALK-IN PANTRY.Â

The living room offers a warm and inviting space with an electric FIREPLACE with a MANTLE, perfect for cozying up on cooler days. From the living room, step out onto the back DECK that spans the width of the house, complete with a privacy wall to take in the views of Cochrane or walk down the NEWLY INSTALLED STAIRS to the backyard.Â

Upstairs, youâ€™ll enjoy the BONUS ROOM, perfect for a relaxing movie night with family or watching the game with friends. There are three bedrooms including the Primary bedroom which boasts scenic views, and has an ensuite with a SOAKING TUB, DOUBLE VANITY, STAND ALONE SHOWER and a WALK-IN CLOSET. A 4pc guest bathroom and laundry room add convenience to the upper level.



The partially finished WALKOUT BASEMENT includes a 3-piece bathroom, a bedroom, and plenty of space for a family or Rec room.Â

Additional features of this home include a DOUBLE ATTACHED GARAGE and a prime location close to the river, the Rec Centre, and just a short drive to town amenities. Donâ€™t miss the opportunity to see this gorgeous homeâ€™book your showing today!

Built in 2021

Essential Information

MLS® #	A2199611
Price	\$764,900
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 Hood Fan, Range, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Partially Finished, Walk-Out

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 March 6th, 2025

Days on Market 7

Zoning R-MX

Listing Details

Listing Office eXp Realty

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