

\$775,000 - 192 Precedence Hill, Cochrane

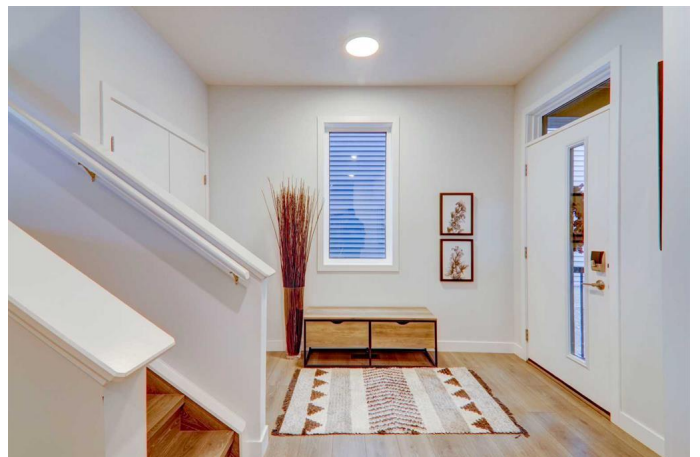
MLS® #A2201355

\$775,000

3 Bedroom, 3.00 Bathroom, 2,285 sqft
Residential on 0.09 Acres

Precedence, Cochrane, Alberta

OPEN HOUSE SAT -2-4. Welcome to this stunning Built Green Canada Gold Certified home in the desirable community of Precedence, Cochrane! Thoughtfully designed with modern upgrades, energy efficiency, and low-maintenance living in mind, this home is ideal for busy families—especially those with older kids—who will appreciate the prime location close to walking paths, amenities, and commuter routes. Step inside to an open-concept main floor that seamlessly connects the bright and spacious kitchen, dining, and living areas. The chef's kitchen is both stylish and functional, featuring high-end appliances, ample counter space, and a large walk-in pantry for easy organization. A private main-floor office with a double-sided fireplace creates the perfect space for working from home or keeping life organized. Upstairs, the primary suite is a luxurious retreat with a walk-in closet and spa-like 5-piece ensuite, perfect for unwinding. Two additional bedrooms offer great space for family or guests, while the bonus room provides a cozy media or recreation area. The upper level also includes a convenient laundry room and a 5-piece main bathroom. The walkout basement with soaring 10-foot ceilings is a blank canvas with an abundance of storage, ready for your vision—whether it's a home gym or a family recreation space. Energy efficiency is top-tier with six solar panels, triple-pane windows, a UV-C air purification system, a high-efficiency furnace,



an HRV unit, and a tankless hot water heater for endless, on-demand hot water. Smart home technology, including a Ring Alarm System with doorbell, cameras, and sensors, ensures security and convenience. Outside, the low-maintenance backyard features a spacious two-level deck, making it perfect for relaxing or entertaining without the hassle of a large yard to maintain. The garage is equipped with 220-volt rough-ins for electric vehicle charging, and the backyard is prepped for a hot tub setup. Located in the scenic and family-friendly neighbourhood of Precedence, this home is surrounded by breathtaking views, walking paths, and nature, while still being close to all the essentials. With \$16,600 in energy-efficient features, this home not only provides luxury but also significant savings. Don't miss your chance to own this incredible home designed for modern living!

Built in 2023

Essential Information

MLS® #	A2201355
Price	\$775,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,285
Acres	0.09
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	192 Precedence Hill
Subdivision	Precedence

City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2J2

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, High Ceilings, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Double Sided
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle, See Remarks
Construction	Brick, Other, See Remarks, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 11th, 2025
Days on Market	1
Zoning	R-MX

Listing Details

Listing Office	Royal LePage Benchmark
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