\$749,900 - 395 Precedence Hill, Cochrane

MLS® #A2199611

\$749,900

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 and a BREAKFAST BAR with 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, you'II 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 offers an ensuite with a SOAKING TUB, DOUBLE VANITY, STAND ALONE SHOWER and a WALK-IN CLOSET. A 4pc guest bathroom and UPPER FLOOR LAUNDRY







adds convenience to this space.

The partially finished WALKOUT BASEMENT includes a 3-piece bathroom, a bedroom, equipped with electrical, and plenty of space for a family or Rec room off the back of the home.Â

Additional features of this home include a DOUBLE ATTACHED GARAGE and a prime location close to the river, walking/biking trails, the Rec Centre, and just a short drive to town amenities. Don't miss the opportunity to see this gorgeous homeâ€"book your showing today!

Built in 2021

Essential Information

MLS® # A2199611 Price \$749,900

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

Parking Double Garage Attached

4

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, 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 March 6th, 2025

Days on Market 46

Zoning R-MX

Listing Details

Listing Office eXp Realty

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