

# \$759,900 - 395 Precedence Hill, Cochrane

MLS® #A2199611

**\$759,900**

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, 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 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. Donâ€™t miss the opportunity to see this gorgeous homeâ€”book your showing today!

Built in 2021

### Essential Information

MLS® #	A2199611
Price	\$759,900
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, Refrigerator, Washer/Dryer, Window Coverings, Range
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	26
Zoning	R-MX

## Listing Details

Listing Office	eXp Realty
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