

# \$839,900 - 172 Precedence Hill, Cochrane

MLS® #A2235278

**\$839,900**

4 Bedroom, 3.00 Bathroom, 2,367 sqft

Residential on 0.09 Acres

Precedence, Cochrane, Alberta

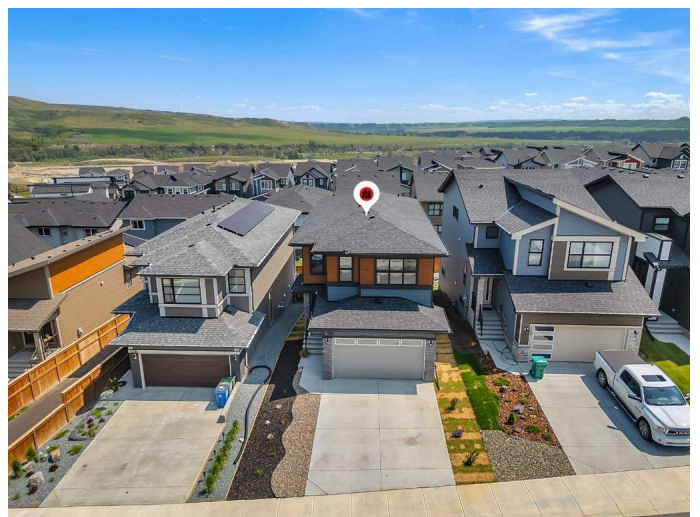
Welcome to this beautifully upgraded 2-storey home, built in 2024, nestled in the scenic and sought-after community of Precedence â€” offering breathtaking mountain views and exceptional design throughout.

Step inside to discover an expansive foyer that opens into a thoughtfully designed, open-concept main floor featuring 9â€™™ ceilings, engineered hardwood flooring, and brand-new tile. A main floor bedroom and full bathroom provide added convenience, perfect for guests, parents, or multigenerational living.

The chef-inspired kitchen is a true showstopper, complete with quartz countertops, a large island with breakfast bar, gas range with range hood, built-in microwave, and a walk-through pantry offering ample storage and ease of access. Adjacent to the kitchen is a bright and spacious living room highlighted by a sleek electric fireplace and stunning mountain views.

The dining area is perfectly positioned beside the living room, with patio doors leading out to the rear deck, ideal for entertaining or simply enjoying the natural surroundings.

Upstairs, you'll find a cozy bonus room, a full 4-piece bathroom, and three generously sized bedrooms, including the impressive primary suite. This serene retreat features large windows showcasing panoramic views, a



luxurious 5-piece ensuite with double sinks, a standalone soaking tub, a tiled glass-enclosed shower, and a walk-in closet with custom built-in shelving.

The unfinished walk-out basement offers limitless potential for future development tailored to your needs.

Enjoy access to picturesque walking trails, a nearby dog park along the Bow River, and you're just minutes from the Spray Lakes Recreation Centre, making it an ideal location for active families of all ages. Surrounded by nature and amenities, this home blends luxury, comfort, and functionality in one perfect package.

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2235278    |
| Price          | \$839,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,367       |
| Acres          | 0.09        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 172 Precedence Hill |
| Subdivision | Precedence          |
| City        | Cochrane            |
| County      | Rocky View County   |
| Province    | Alberta             |

Postal Code T4C 2T6

### Amenities

Parking Spaces 5  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry  
Appliances Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Humidifier  
Heating ENERGY STAR Qualified Equipment  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Features Private Entrance, Private Yard  
Lot Description City Lot, Rectangular Lot  
Roof Shingle  
Construction Concrete, Stone, Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed July 2nd, 2025  
Days on Market 11  
Zoning R-MX

### Listing Details

Listing Office PREP Realty

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