# \$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 9' 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 2

Zoning R-MX

## **Listing Details**

Listing Office PREP Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.