

\$749,900 - 395 Precedence Hill, Cochrane

MLS® #A2199611

\$749,900

3 Bedroom, 4.00 Bathroom, 1,840 sqft

Residential on 0.09 Acres

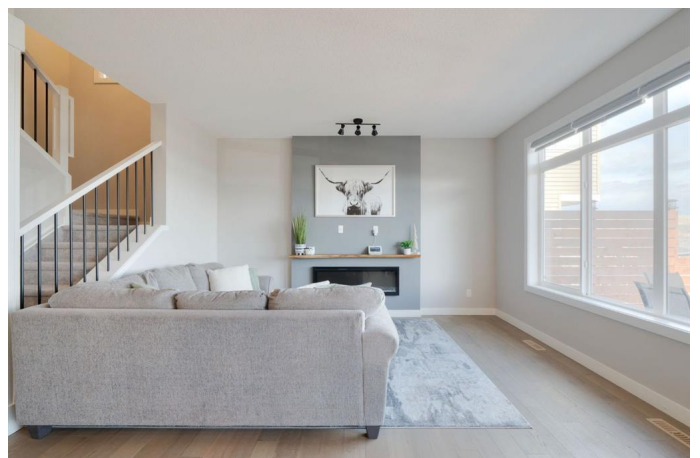
Precedence, Cochrane, Alberta

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, 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 | \$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 | 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, 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 | 43 |
| Zoning | R-MX |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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