

\$799,999 - 172 Precedence Hill, Cochrane

MLS® #A2235278

\$799,999

4 Bedroom, 3.00 Bathroom, 2,367 sqft

Residential on 0.09 Acres

Precedence, Cochrane, Alberta

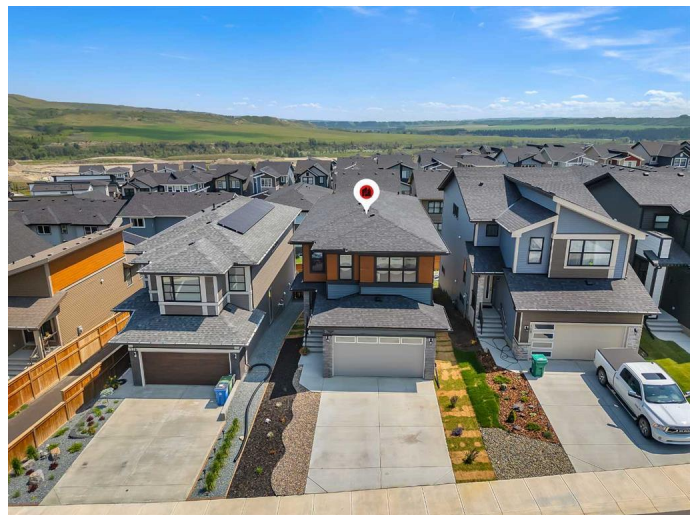
Welcome to this beautifully upgraded 2-storey home, built in 2024, nestled in the scenic and sought-after community of Precedence â€” offering breathtaking mountain views and exceptional design throughout.

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	\$799,999
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, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer
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 31
Zoning R-MX

Listing Details

Listing Office PREP Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.