

\$825,000 - 132 Precedence Hill, Cochrane

MLS® #A2254352

\$825,000

3 Bedroom, 3.00 Bathroom, 2,295 sqft
Residential on 0.09 Acres

Precedence, Cochrane, Alberta

Welcome to this beautifully UPGRADED & THOUGHTFULLY DESIGNED two-storey home in the sought-after community of Precedence! Blending style, comfort, and functionality, this home offers a thoughtfully planned layout with stunning finishes throughout.

The OPEN-CONCEPT main floor showcases a bright WHITE KITCHEN accented with sleek BLACK HARDWARE, QUARTZ COUNTERTOPS, TONS OF COUNTER SPACE and a large U-SHAPED ISLAND with a BREAKFAST BAR. With a WALK-IN PANTRY, UPGRADED TILE BACKSPLASH, INDUCTION COOKTOP, and BAR/WINE FRIDGE, this kitchen is both a chef's dream and an entertainer's delight.

The spacious living room is filled with LOTS OF NATURAL LIGHT from the TRIPLE-PANE WINDOWS and soaring ceilings, creating an inviting atmosphere. Step onto the east-facing deck where the sun rises to enjoy a hot cup of coffee or the opportunity to BBQ as its roughed in for a gas line. This home is the perfect place for hosting friends or enjoying your morning coffee while taking in the sunrise.

Upstairs, the primary retreat is a true highlight, featuring expansive windows, a spa-inspired 5-piece ensuite with a SOAKER TUB, STAND-ALONE SHOWER, and DUAL



VANITY, plus a WALK-THROUGH CLOSET with direct access to the laundry room. Two additional bedrooms, a 4-piece bath, and a central bonus room complete the upper level.

The unfinished, walkout basement with bathroom rough-in provides endless opportunities to create your dream space. Outside, enjoy the AGGREGATE PATIO and beautifully landscaped yard. Additional features include a double attached garage with built-in shelving and SOLAR PANELS for enhanced energy efficiency.

This home checks all the boxes for modern living in a family-friendly community. Donâ€™t miss your chanceâ€”book your showing today!

Built in 2022

Essential Information

MLS® #	A2254352
Price	\$825,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,295
Acres	0.09
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	132 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	Bathroom Rough-in, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Induction Cooktop
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2025
Days on Market	46
Zoning	R-MX

Listing Details

Listing Office	eXp 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.