

\$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

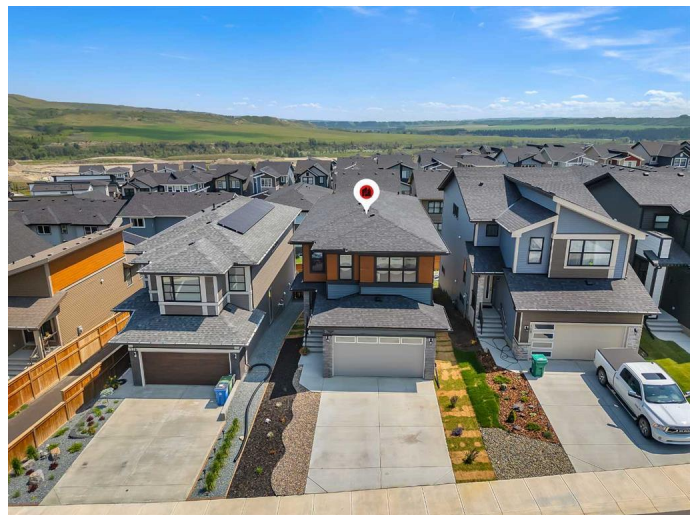
Welcome to this beautifully upgraded 2-storey home, built in 2024, nestled in the scenic and sought-after community of Precedence â€” offering breathtaking mountain views and exceptional design throughout.

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
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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
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