

# \$694,900 - 395 Precedence Hill, Cochrane

MLS® #A2216193

**\$694,900**

3 Bedroom, 4.00 Bathroom, 1,840 sqft  
Residential on 0.09 Acres

Precedence, Cochrane, Alberta

- OPEN HOUSE SUNDAY 1PM - 3PM -

Discover Your Dream Home in Precedence!  
Step into this stunning home and immediately feel welcomed by a built-in bench in the foyer—perfect for busy mornings. The bright and open main floor features soaring 9-ft ceilings and an airy layout ideal for everyday living and entertaining.

The modern kitchen is both stylish and functional, complete with stainless steel appliances, an induction stove with double oven, elegant tile backsplash, quartz countertops, a breakfast bar, and a large walk-in pantry for all your storage needs.

The living room is a cozy retreat with an electric fireplace and mantle, ideal for curling up on cool evenings. Step out onto the spacious back deck, which spans the width of the home and includes a privacy wall—the perfect spot to enjoy the breathtaking views of Cochrane. New stairs provide easy access to the backyard below.

Upstairs, the bonus room is ideal for movie nights or watching the big game. You™ll find three bedrooms, including a spacious primary suite featuring scenic views, a spa-inspired ensuite with a soaking tub, double vanity, stand-alone shower, and a generous walk-in closet. A convenient upper-floor laundry and 4-piece guest bathroom round out this level.



The partially finished walkout basement offers flexibility with a finished bedroom, a 3-piece bathroom, electrical already completed, and plenty of space for a future family or rec room.

Additional highlights include a double attached garage and a fantastic location—just steps from the river, walking/biking trails, Cochrane's Rec Centre, and a short drive to all amenities.

This beautifully appointed home has it all—book your private showing today!

Built in 2021

### Essential Information

MLS® #	A2216193
Price	\$694,900
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, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out

## 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	April 30th, 2025
Days on Market	2
Zoning	R-MX

## Listing Details

Listing Office	eXp Realty
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