

\$775,000 - 363 Precedence Hill, Cochrane

MLS® #A2250589

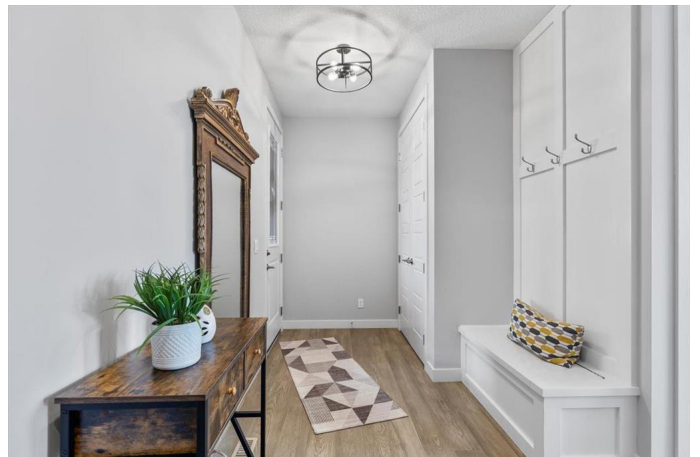
\$775,000

3 Bedroom, 3.00 Bathroom, 1,833 sqft

Residential on 0.08 Acres

Precedence, Cochrane, Alberta

Welcome to 363 Precedence Hill, Cochrane! Built in 2023, this home is set to please! This stunning home offers over 2,400 sq. ft. of beautifully designed living space & non RMS below grade unfinished walkout basement space with breathtaking valley views. Upstairs, youâ€™ll find three spacious bedrooms including a large primary retreat with a walk-in closet and luxurious 5-piece ensuite. Two additional bedrooms share a well-appointed 4-piece bath, plus a large bonus room, while a convenient laundry room completes the upper level. The main floor features a generous foyer, stylish half bath, and a chefâ€™s kitchen with crisp white cabinetry, a gas range, oversized island with breakfast bar, and sleek grey quartz countertops carried throughout the home. The bright dining area flows into a welcoming living room with a modern electric fireplace, with direct access to a deck perfect for entertaining. The walkout basement is unfinished and ready for your personal touch, leading to a landscaped backyard with an additional lower deck. A double attached garage plus a private driveway provides parking for four vehicles. The front and back of the house has been professionally landscaped with a modern low maintenance appeal to offer beautiful curb appeal and ease of ownership. Located in a sought-after neighbourhood, this home is within walking distance to the river valley, parks, schools, and amenities, while also offering quick access to Spray Lakes Sawmill Sport Centre, stores, and more. This



property truly has it all—space, style, views, and an unbeatable location.

Built in 2022

Essential Information

MLS® #	A2250589
Price	\$775,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,833
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	363 Precedence Hill
Subdivision	Precedence
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C2T7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

Interior

Interior Features	Built-in Features, Chandelier, Double Vanity, Pantry, Stone Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Insert, Living Room
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Gentle Sloping, Lawn, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2025
Days on Market	1
Zoning	R-MX

Listing Details

Listing Office	2% Realty
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