

\$899,999 - 403 Precedence Hill, Cochrane

MLS® #A2215523

\$899,999

3 Bedroom, 3.00 Bathroom, 2,088 sqft

Residential on 0.15 Acres

Precedence, Cochrane, Alberta

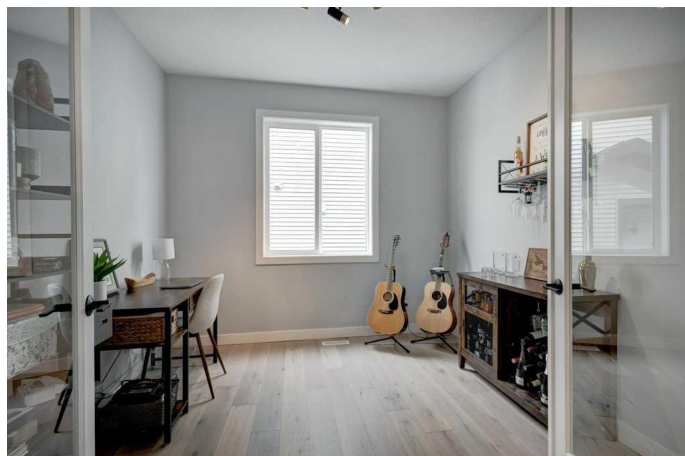
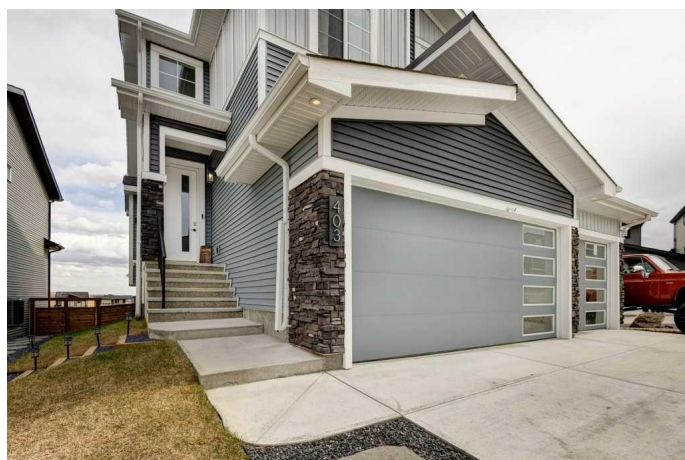
Better than new!! This Luxurious walkout has it all; AIR CONDITIONING, fully landscaped flat yard, FENCED, 2 double gates for RV and/or quad parking, views, and numerous high end upgrades!

Come feel the epitome of luxury living in this exquisite estate home, perfectly situated to capture views of the surrounding hills and valleys.

The main level is designed to offer an open layout that seamlessly blends elegance and functionality, ideal for both relaxation and entertaining. The living area features elegantly engineered hardwood accentuated by large windows which fill the home in natural light.

The inviting family room features a modern fireplace, creating a warm ambiance for cozy gatherings. You can find the heart of the home within the gourmet kitchen, equipped with stainless steel appliances and custom cabinetry with ample counter space. A huge deck overlooking the backyard and valley views complements the kitchen with direct access to the outdoor space, it's an ideal spot for hosting summer BBQs or enjoying quiet evenings under the stars. Upstairs has cozy family room, 2 additional bedrooms, full bathroom, and convenient laundry room. The owners retreat has an exceptional 5-piece ensuite with separate spa-like soaker tub, dual sinks, and large shower. The walk through closet has built ins for optimal space.

Enjoy the comfort of air conditioning throughout the home, making every season



enjoyable.

The undeveloped walk out basement is ready for your personalization, perfect for a media room, home gym, or guest room. The property also includes a spacious 3 car garage that is insulated, drywalled, heated, and 220V plug in for RV! Don't miss the opportunity to own this exceptional estate home, that combines luxury, comfort and natural beauty in every detail.

Built in 2021

Essential Information

MLS® #	A2215523
Price	\$899,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,088
Acres	0.15
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	403 Precedence Hill
Subdivision	Precedence
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C2T7

Amenities

Parking Spaces	7
Parking	220 Volt Wiring, Heated Garage, Insulated, Oversized, Triple Garage Attached

of Garages 3

Interior

Interior Features Built-in Features, Kitchen Island, No Animal Home
Appliances Central Air Conditioner, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Water Softener, Window Coverings, Water Purifier
Heating ENERGY STAR Qualified Equipment
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Electric, Living Room, Mantle
Has Basement Yes
Basement Full, Unfinished, Walk-Out

Exterior

Exterior Features BBQ gas line, Private Yard
Lot Description Corner Lot, Landscaped, Level, Low Maintenance Landscape, Irregular Lot
Roof Asphalt Shingle
Construction Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed May 1st, 2025
Days on Market 1
Zoning R-MX

Listing Details

Listing Office First Place 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.