# \$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.

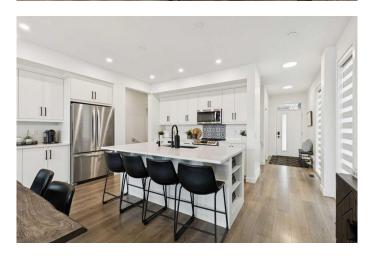
The OPEN-CONCEPT main floor showcases a bright WHITE KITCHEN accented with sleek BLACK HARDWARE, QUARTZ COUNTERTOPS, TONS OF COUNTER SPACE and a large U-SHAPED ISLAND with a BREAKFAST BAR. With a WALK-IN PANTRY, UPGRADED TILE BACKSPLASH, INDUCTION COOKTOP, and BAR/WINE FRIDGE, this kitchen is both a 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. Don'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 60

Zoning R-MX

# **Listing Details**

Listing Office eXp Realty

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