

# \$798,000 - 376 Precedence Hill, Cochrane

MLS® #A2264956

**\$798,000**

3 Bedroom, 3.00 Bathroom, 1,232 sqft  
Residential on 0.09 Acres

Precedence, Cochrane, Alberta

OPEN HOUSE SATURDAY NOVEMBER 8  
from 12PM - 3PM | Step into this beautifully  
designed bungalow offering a perfect blend of  
style and function. The OPEN-CONCEPT  
main floor features soaring VAULTED  
CEILINGS, creating an airy and spacious feel.  
The kitchen impresses with QUARTZ  
COUTERTOPS, a striking FEATURE HOOD  
FAN, updated tile backsplash, and ample  
cabinetry “perfect for entertaining or quiet  
evenings at home. The living room features an  
ELECTRIC FIREPLACE on a FEATURE  
WALL making a stunning focus in the room.

A stylish MAIN FLOOR OFFICE with a BARN  
DOOR and custom attachment offers the ideal  
work-from-home setup. Nearby, the  
UPGRADED LAUNDRY ROOM boasts a  
countertop, SHELVING, and CABINETS with  
UPGRADED TILE. The elegant half bath  
showcases a SLATTED ACCENT WALL,  
QUARTZ COUNTERS, and UPGRADED  
FIXTURES.

The primary bedroom is a true retreat with a  
generous WALK-IN CLOSET and a  
spa-inspired ENSUITE featuring DUAL SINKS  
and a fully TILED SHOWER.

Downstairs, the FULLY FINISHED  
BASEMENT offers a cozy family room with a  
FEATURE WALL and DRY BAR, two  
additional bedrooms, and a modern 4-piece  
bathroom “perfect for guests or family.



Step outside to your WEST-FACING backyard oasis. Enjoy a TWO-TIERED DECK with PRIVACY WALL in the PERGOLA with a ROOF, BUILT-IN BENCH, and beautiful landscaping including florals and a PAVING STONE PATHWAY – all while taking in scenic views of Cochrane.

This home blends high-end finishes with thoughtful design in one of Cochrane’s most desirable communities. Don’t miss it!

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2264956    |
| Price          | \$798,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,232       |
| Acres          | 0.09        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 376 Precedence Hill |
| Subdivision | Precedence          |
| City        | Cochrane            |
| County      | Rocky View County   |
| Province    | Alberta             |
| Postal Code | T4C 0V4             |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

## Interior

|                   |                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Beamed Ceilings, Dry Bar |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Range                                                                                                      |
| Heating           | Fireplace(s), Forced Air                                                                                                                                                                         |
| Cooling           | None                                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                                                                |
| Fireplaces        | Electric, Mantle, Tile                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                              |
| Basement          | Full                                                                                                                                                                                             |

## Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | None                                      |
| Lot Description   | Back Yard, Landscaped                     |
| Roof              | Asphalt Shingle                           |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                           |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 18                 |
| Zoning         | R-MX               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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