

\$819,000 - 403 Precedence Hill, Cochrane

MLS® #A2215523

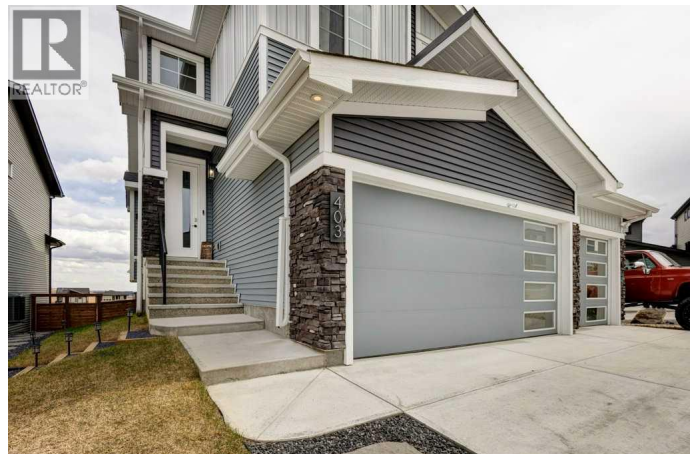
\$819,000

3 Bedroom, 3.00 Bathroom, 2,088 sqft

Single Family 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, large shower, and INFLOOR HEAT. 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. (id:6289)

Built in 2021

Essential Information

Listing #	A2215523
Price	\$819,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,088
Acres	0.15
Year Built	2021
Type	Single Family
Sub-Type	Freehold

Community Information

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

Amenities

Amenities	Park, Playground, Schools
Features	No Animal Home, Level, Gas BBQ Hookup
Parking Spaces	7
Parking	Attached Garage, Garage, Heated Garage, Oversize
# of Garages	4

Interior

Appliances	Washer, Refrigerator, Water purifier, Water softener, Gas stove(s), Dryer, Microwave, Window Coverings, Garage door opener
------------	--

Heating	High-Efficiency Furnace
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Basement	Walk out

Exterior

Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office First Place Realty



The trademarks MLS®, Multiple Listing Service® 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. REALTOR®. Member of CREA and more.

Listing information last updated on October 13th, 2025 at 1:16pm CDT