

# \$768,000 - 363 Precedence Hill, Cochrane

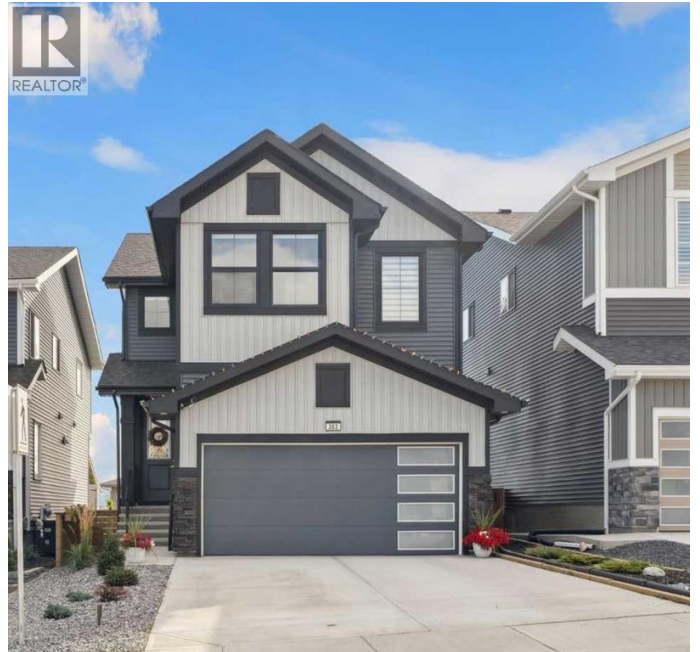
MLS® #A2259196

**\$768,000**

3 Bedroom, 3.00 Bathroom, 1,839 sqft  
Single Family on 0.08 Acres

Precedence, Cochrane, Alberta

Experience refined living in this beautifully designed 2023 built home, where timeless style meets everyday comfort. The heart of the home is a BRIGHT, luxurious WHITE kitchen featuring QUARTZ countertops and STAINLESS STEEL appliances, DESIGNER TILE, and elegant finishes throughout—perfectly suited for both entertaining and everyday living. Upstairs includes a stunning primary retreat with VIEWS of Cochrane's Glenbow Valley. Indulge in the spa-inspired 5-piece ENSUITE, complete with a SOAKER TUB, STAND ALONE SHOWER, DOUBLE VANITY, and a generous WALK-IN CLOSET. A stylish BONUS ROOM with a TRANSOM WINDOW adds the perfect touch of architectural interest and natural light. Additionally, two more bedrooms share a well-appointed 4-piece bathroom, plus a LAUNDRY ROOM completing the upper level. Thoughtful touches include an inviting BUILT-IN BENCH at the entry, QUARTZ surfaces in every bathroom, and an elegant ELECTRIC FIREPLACE creating a cozy ambiance in the main living area. The UNFINISHED WALKOUT BASEMENT offers incredible potential with a BATHROOM ROUGH-IN and direct access to a PRIVATE lower deck. The fully fenced, EAST-facing backyard is lined with trees and offers two outdoor living spaces—an UPPER DECK with a PRIVACY SCREEN and a LOWER PATIO—both with stunning VIEWS of the valley. This home is within walking



distance to the river valley, parks, schools, and amenities, while also offering quick access to the Rec Centre, stores, and more. Enjoy elevated living in a peaceful, SCENIC settingâ€”an exceptional home where luxury and lifestyle meet. (id:6289)

Built in 2023

**Essential Information**

Listing #	A2259196
Price	\$768,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,839
Acres	0.08
Year Built	2023
Type	Single Family
Sub-Type	Freehold

**Community Information**

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

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	Treed
Parking Spaces	4
Parking	Attached Garage
# of Garages	2
View	View

**Interior**

Appliances	Refrigerator, Range - Gas, Dishwasher, Microwave, Window Coverings, Washer & Dryer
------------	--

Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Basement	Walk out

## Exterior

Exterior	Concrete, Vinyl siding
Exterior Features	Landscaped, Lawn
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office eXp 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 4:46am CDT