

\$768,000 - 363 Precedence Hill, Cochrane

MLS® #A2259196

\$768,000

3 Bedroom, 3.00 Bathroom, 1,839 sqft
Residential 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 spacesâ€”an UPPER DECK with a PRIVACY SCREEN and a LOWER PATIOâ€”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.

Built in 2023

Essential Information

MLS® #	A2259196
Price	\$768,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,839
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	363 Precedence Hill
Subdivision	Precedence
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2T7

Amenities

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

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Built-in Features, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	None
Lot Description	Back Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting, Treed, Views, Gentle Sloping
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 25th, 2025
Days on Market	25
Zoning	R-MX

Listing Details

Listing Office	eXp 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.