# \$819,900 - 263 Precedence Hill, Cochrane

MLS® #A2200485

### \$819,900

4 Bedroom, 4.00 Bathroom, 2,085 sqft Residential on 0.09 Acres

Precedence, Cochrane, Alberta

Welcome to this beautifully appointed 2-storey home in the scenic community of Precedence, built in 2022 and loaded with upgrades! The OPEN-CONCEPT main floor boasts soaring 9' CEILINGS, ENGINEERED HARDWOOD FLOORS, and BRAND NEW TILE. The modern kitchen features QUARTZ COUNTERTOPS, a large ISLAND with BREAKFAST BAR, built-in microwave, gas stove with range hood, and a WALK-THROUGH PANTRY for added convenience.

The bright living room showcases a striking ELECTRIC FIREPLACE with full-height STONE BRICK surround and expansive windows that frame stunning views of the river valley. A custom mudroom with BUILT-IN BENCHES and hooks, a main floor OFFICE, and a stylish half bath complete the level.

Upstairs, a cozy BONUS ROOM, a full guest bath, and three bedrooms, including a spacious primary bedroom await. The primary bedroom features a charming SHIPLAP ACCENT WALL, a 5pc spa-like ENSUITE with DOUBLE SINKS, a STAND ALONE SOAKING TUB, a TILE SHOWER with GLASS-SURROUND, and a WALK-IN CLOSET.

The FULLY FINISHED, WALKOUT BASEMENT offers a large FAMILY ROOM, fourth bedroom, full 4pc bath, and access to a







CONCRETE PATIO in the backyard. Enjoy panoramic views from the upper deck or stay cool indoors with CENTRAL AIR CONDITIONING.

This property has fantastic access to walking trails with incredible views less than half a block away from your home or a quick bike ride or walk to the Spray Lakes Recreation Centre that is a fit for all ages. Enjoy the dog park that runs along the Bow River and the many amenities that surround this neighbourhood. This is luxury, comfort, and functionality all in one!

#### Built in 2022

## **Essential Information**

MLS® # A2200485 Price \$819,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 2,085
Acres 0.09

Year Built 2022

Type Residential

Sub-Type Detached Style 2 Storey

Status Active

# **Community Information**

Address 263 Precedence Hill

Subdivision Precedence

City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 2J2

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters,

Walk-In Closet(s), Built-in Features

Appliances Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Range

Hood, Washer/Dryer, Window Coverings, Built-In Refrigerator

Heating Forced Air Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Electric, Brick Facing, Living Room

Has Basement Yes

Basement Finished, Full, Walk-Out

#### **Exterior**

Exterior Features BBQ gas line

Lot Description Back Yard, Backs on to Park/Green Space

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 9th, 2025

Days on Market 5

Zoning R-LD

# **Listing Details**

Listing Office eXp Realty

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