

\$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

OPEN HOUSE SATURDAY OCTOBER 18
from 2PM - 4PM | 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	23
Zoning	R-MX

Listing Details

Listing Office	eXp Realty
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