

# \$861,500 - 403 Precedence Hill, Cochrane

MLS® #A2215523

**\$861,500**

3 Bedroom, 3.00 Bathroom, 2,088 sqft

Residential on 0.15 Acres

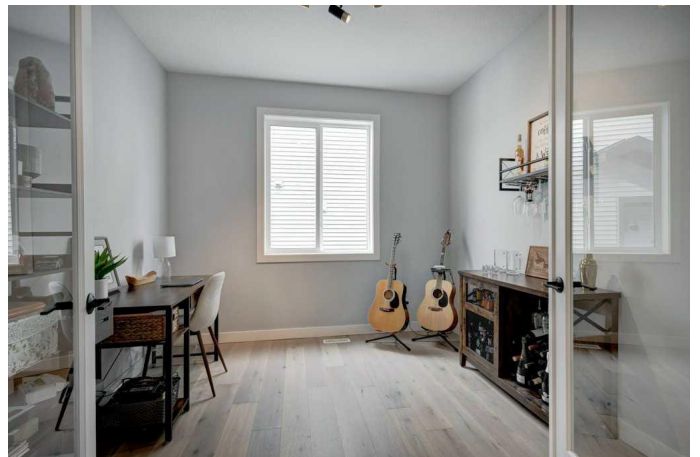
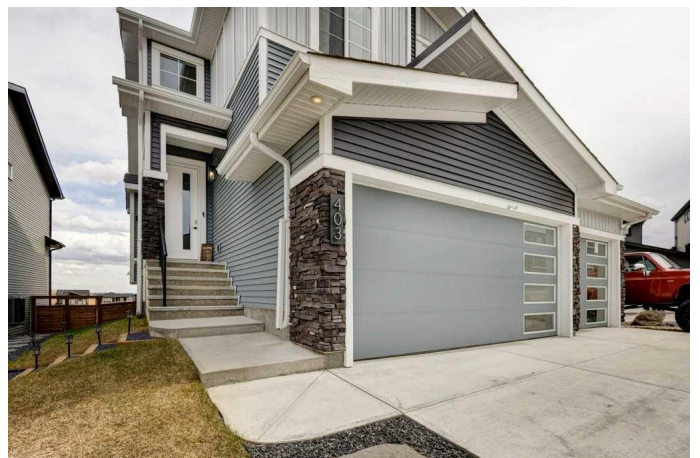
Precedence, Cochrane, Alberta

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.

Built in 2021

**Essential Information**

MLS® #	A2215523
Price	\$861,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,088
Acres	0.15
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

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

**Amenities**

Parking Spaces	7
Parking	220 Volt Wiring, Heated Garage, Insulated, Oversized, Triple Garage

	Attached
# of Garages	3

## Interior

Interior Features	Built-in Features, Kitchen Island, No Animal Home
Appliances	Central Air Conditioner, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Water Purifier, Water Softener, Window Coverings
Heating	ENERGY STAR Qualified Equipment
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Mantle
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Corner Lot, Irregular Lot, Landscaped, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	53
Zoning	R-MX

## Listing Details

Listing Office	First Place Realty
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