

# \$699,900 - 256 Precedence View, Cochrane

MLS® #A2264477

**\$699,900**

3 Bedroom, 3.00 Bathroom, 2,106 sqft

Residential on 0.08 Acres

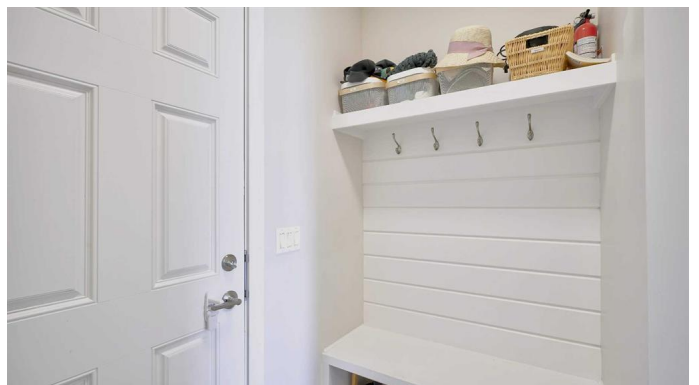
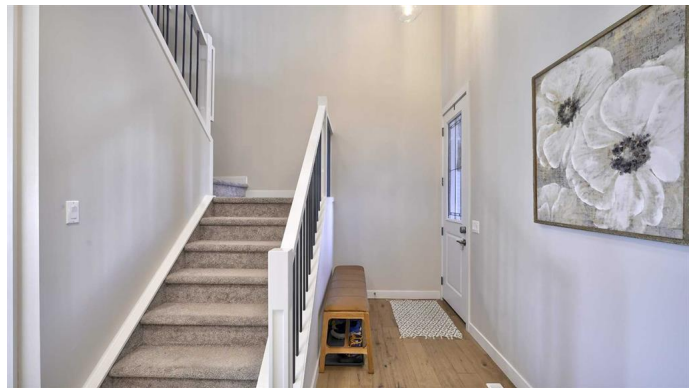
Precedence, Cochrane, Alberta

This beautifully upgraded 3-bedroom, 2.5 bathroom home offers over 2,000 square feet of living space, including a walkout basement with 9-foot ceilings ready for your future development. Perfectly positioned on a quiet street with no rear neighbours, the property backs onto the Bow River Valley, providing both privacy and stunning, unobstructed views.

Designed for modern living, this home features 9-foot ceilings on both the main and lower levels, a vaulted foyer, engineered hardwood flooring, and oversized windows that fill the home with natural light. The gourmet kitchen showcases quartz countertops, a 9' island, a walk-through pantry, a coffee bar with wine fridge, and stainless steel appliances. The bright and inviting family room centres around a cozy fireplace – the perfect spot to relax and unwind – while a versatile flex room with French doors makes an ideal office or playroom.

Upstairs, the spacious primary suite offers a luxurious five-piece ensuite with dual vanities, a walk-in closet with direct access to the laundry room, and elegant finishes throughout. Two additional bedrooms, a full bathroom, and a central loft provide plenty of space for family living.

With a fully fenced yard, beautiful views, and exceptional attention to detail, this home



delivers the perfect blend of comfort, style, and future potential for your family.

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2264477    |
| Price          | \$699,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,106       |
| Acres          | 0.08        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 256 Precedence View |
| Subdivision | Precedence          |
| City        | Cochrane            |
| County      | Rocky View County   |
| Province    | Alberta             |
| Postal Code | T4C 3B4             |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)                                 |
| Appliances        | Dishwasher, Garage Control(s), Induction Cooktop, Microwave, Range Hood, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                 |
| Cooling           | None                                                                                                    |

|                 |                                               |
|-----------------|-----------------------------------------------|
| Fireplace       | Yes                                           |
| # of Fireplaces | 1                                             |
| Fireplaces      | Blower Fan, Decorative, Electric, Living Room |
| Has Basement    | Yes                                           |
| Basement        | Full                                          |

## Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Yard                                                       |
| Lot Description   | Back Yard, No Neighbours Behind                                             |
| Roof              | Asphalt Shingle                                                             |
| Construction      | Composite Siding, Manufactured Floor Joist, Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                                                             |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 20                 |
| Zoning         | R-MX               |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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