

# \$825,000 - 132 Precedence Hill, Cochrane

MLS® #A2242431

## \$825,000

3 Bedroom, 3.00 Bathroom, 2,295 sqft

Residential on 0.09 Acres

Precedence, Cochrane, Alberta

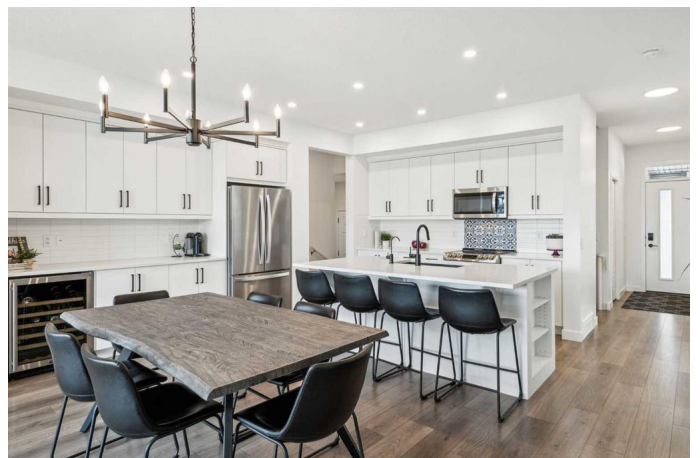
OPEN HOUSE SUNDAY JULY 27 1PM - 3PM

| Welcome to this stunning two-storey home in the desirable community of Precedence!

Designed with both style and functionality in mind, the OPEN-CONCEPT main floor features a bright and elegant WHITE KITCHEN with striking black hardware, QUARTZ COUNTERTOPS, and a LARGE ISLAND with a spacious BREAKFAST BAR enough to sit 4. The space in this kitchen is hard to come by with plenty of counter space throughout the U shaped kitchen, a WALK-IN PANTRY, featuring subway tile throughout. This home also included upgraded appliances with an INDUCTION COOKTOP, and a BAR/WINE FRIDGE. The spacious living room boasts high ceilings and large TRIPLE PANE WINDOWS for energy efficiency, flooding the space with lots of natural light. Step out onto the east facing deck, which offers a BBQ GAS LINE for entertaining and the perfect place for enjoying your morning coffee and the sunrise.

Upstairs, the serene primary bedroom offers an abundance of windows and a spa-like 5pc ensuite with a SOAKING TUB, STAND-ALONE SHOWER, and DOUBLE VANITY. A convenient WALK-THROUGH CLOSET connects directly to the laundry room. Two additional bedrooms, a 4-piece guest bathroom, and a central bonus room provide plenty of space for relaxation.

The unfinished WALKOUT BASEMENT with



bathroom rough-in offers endless potential, while the AGGREGATE PATIO and beautifully landscaped lawn provide outdoor enjoyment. Additional features include a DOUBLE ATTACHED GARAGE with BUILT-IN SHELVING, and SOLAR PANELS for even more energy efficiency, with modern design touches throughout. This is the one you've been waiting for! Book your showing today!

Built in 2022

**Essential Information**

MLS® #	A2242431
Price	\$825,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,295
Acres	0.09
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	132 Precedence Hill
Subdivision	Precedence
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2T6

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Induction Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 24th, 2025
Days on Market	2
Zoning	R-MX

## Listing Details

Listing Office	eXp Realty
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