

# \$825,000 - 376 Precedence Hill, Cochrane

MLS® #A2264956

**\$825,000**

3 Bedroom, 3.00 Bathroom, 1,232 sqft

Residential on 0.09 Acres

Precedence, Cochrane, Alberta

Step into this beautifully designed bungalow offering a perfect blend of style and function. The OPEN-CONCEPT main floor features soaring VAULTED CEILINGS, creating an airy and spacious feel. The kitchen impresses with QUARTZ COUNTERTOPS, a striking FEATURE HOOD FAN, updated tile backsplash, and ample cabinetry – perfect for entertaining or quiet evenings at home. The living room features an ELECTRIC FIREPLACE on a FEATURE WALL making a stunning focus in the room.

A stylish MAIN FLOOR OFFICE with a BARN DOOR and custom attachment offers the ideal work-from-home setup. Nearby, the UPGRADED LAUNDRY ROOM boasts a countertop, SHELVEING, and CABINETRY with UPGRADED TILE. The elegant half bath showcases a SLATTED ACCENT WALL, QUARTZ COUNTERS, and UPGRADED FIXTURES.

The primary bedroom is a true retreat with a generous WALK-IN CLOSET and a spa-inspired ENSUITE featuring DUAL SINKS and a fully TILED SHOWER.

Downstairs, the FULLY FINISHED BASEMENT offers a cozy family room with a FEATURE WALL and DRY BAR, two additional bedrooms, and a modern 4-piece bathroom – perfect for guests or family.



Step outside to your WEST-FACING backyard oasis. Enjoy a TWO-TIERED DECK with PRIVACY WALL in the PERGOLA with a ROOF, BUILT-IN BENCH, and beautiful landscaping including florals and a PAVING STONE PATHWAY – all while taking in scenic views of Cochrane.

This home blends high-end finishes with thoughtful design in one of Cochrane’s most desirable communities. Don’t miss it!

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2264956    |
| Price          | \$825,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,232       |
| Acres          | 0.09        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 376 Precedence Hill |
| Subdivision | Precedence          |
| City        | Cochrane            |
| County      | Rocky View County   |
| Province    | Alberta             |
| Postal Code | T4C 0V4             |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

# of Garages 2

## Interior

Interior Features Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Dry Bar

Appliances Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating Fireplace(s), Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric, Tile, Mantle

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features None

Lot Description Back Yard, Landscaped

Roof Asphalt Shingle

Construction Concrete, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed October 17th, 2025

Days on Market 3

Zoning R-MX

## Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.