

# \$770,000 - 217 Precedence View, Cochrane

MLS® #A2190649

**\$770,000**

3 Bedroom, 3.00 Bathroom, 2,174 sqft  
Residential on 0.15 Acres

Precedence, Cochrane, Alberta

Welcome to this beautiful 3-bedroom, 2.5-bathroom new build with a LARGE backyard, perfectly situated in a CUL-DE-SAC in the sought-after community of Precedence in Cochrane. With breathtaking views of Glenbow Ranch Provincial Park, this home offers a perfect blend of modern design and natural beauty.

Step inside the main level, where you are greeted by rich luxury vinyl flooring. From here, you can either head upstairs to the main living area or downstairs to the attached double-car garage and unfinished basement.

On the first level, the open-concept design seamlessly connects the kitchen, dining, and living areas, creating a welcoming and functional space. The stylish kitchen is equipped with brand-new built-in appliances, a spacious kitchen island, and elegant quartz countertops. The beautiful cabinetry complements the neutral tones throughout the home. The living room features a cozy built-in gas fireplace and a contemporary light fixture that adds warmth to the space. Step outside to the OVERSIZED BACKYARD, complete with a deck and a convenient BBQ gas line—perfect for entertaining. Completing this level is a well-appointed 2-piece bathroom.

Upstairs, plush carpet flooring leads you to three generously sized bedrooms and two full bathrooms. The two secondary bedrooms are



ideal for children, guests, or a home office. The primary suite is a true retreat, featuring a large window that fills the space with natural light and offers serene backyard views. The spacious walk-in closet includes built-in organizers for added convenience and the luxurious 5-piece ensuite features elegant tile flooring, a double vanity, and quartz countertops, creating a spa-like atmosphere.

The unfinished basement provides endless possibilities, allowing you to design a space that suits your needs—whether it’s a recreation room, home office, gym, or additional living area.

Located in Cochrane’s vibrant Precedence community, this home is just minutes from downtown Cochrane, with easy access to Calgary and the Rocky Mountains. Residents can enjoy nearby walking paths along the Bow River, as well as close proximity to schools, shopping centers, and other amenities.

Don’t miss your opportunity to make this incredible property your own!

Built in 2025

### **Essential Information**

MLS® #	A2190649
Price	\$770,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,174
Acres	0.15
Year Built	2025
Type	Residential
Sub-Type	Detached

Style 2 Storey  
Status Active

### Community Information

Address 217 Precedence View  
Subdivision Precedence  
City Cochrane  
County Rocky View County  
Province Alberta  
Postal Code T4C 2W8

### Amenities

Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

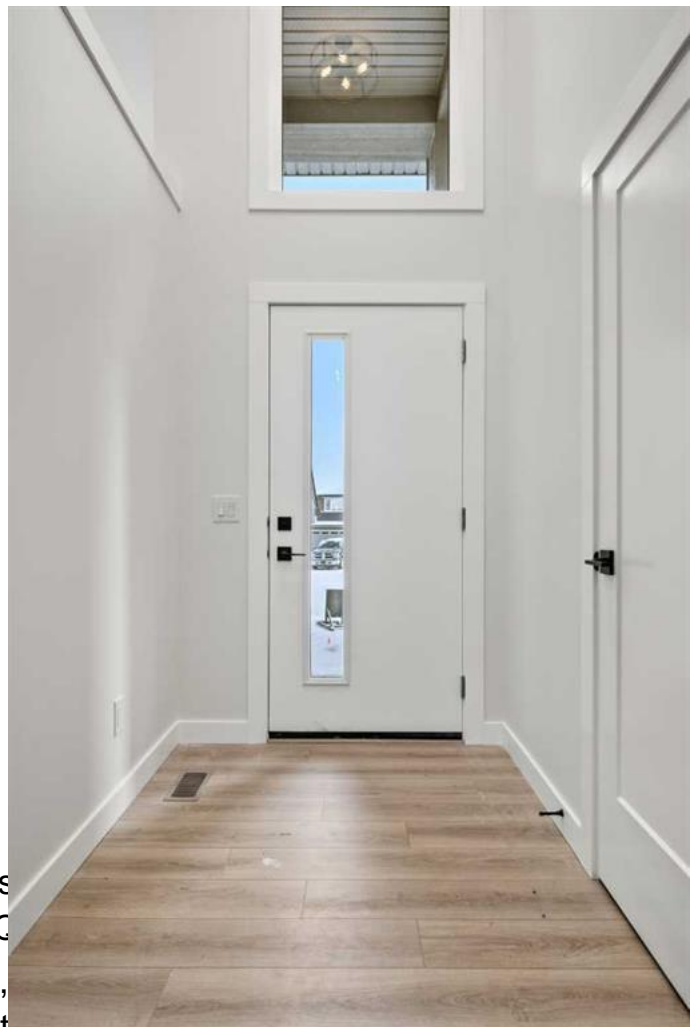
Interior Features Double Vanity, Kitchen Is  
Closet(s), Built-in Features, C  
Appliances Built-In Oven, Dishwasher,  
Washer/Dryer, Electric Cooktop  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Full, Partially Finished

### Exterior

Exterior Features BBQ gas line  
Lot Description Back Yard, Cul-De-Sac  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed February 6th, 2025  
Days on Market 74



## Listing Details

Listing Office

eXp Realty

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