

# \$809,900 - 263 Precedence Hill, Cochrane

MLS® #A2200485

**\$809,900**

4 Bedroom, 4.00 Bathroom, 2,085 sqft

Residential on 0.09 Acres

Precedence, Cochrane, Alberta

OPEN HOUSE SUNDAY MAY 25 12PM - 3PM

| Welcome to this beautifully appointed 2-storey home in the scenic community of Precedence, built in 2022 and loaded with upgrades! The OPEN-CONCEPT main floor boasts soaring 9'™ CEILINGS, ENGINEERED HARDWOOD FLOORS, and BRAND NEW TILE. The modern kitchen features QUARTZ COUNTERTOPS, a large ISLAND with BREAKFAST BAR, built-in microwave, gas stove with range hood, and a WALK-THROUGH PANTRY for added convenience.

The bright living room showcases a striking ELECTRIC FIREPLACE with full-height STONE BRICK surround and expansive windows that frame stunning views of the river valley. A custom mudroom with BUILT-IN BENCHES and hooks, a main floor OFFICE, and a stylish half bath complete the level.

Upstairs, a cozy BONUS ROOM, a full guest bath, and three bedrooms, including a spacious primary bedroom await. The primary bedroom features a charming SHIPLAP ACCENT WALL, a 5pc spa-like ENSUITE with DOUBLE SINKS, a STAND ALONE SOAKING TUB, a TILE SHOWER with GLASS-SURROUND, and a WALK-IN CLOSET.

The FULLY FINISHED, WALKOUT BASEMENT offers a large FAMILY ROOM,



fourth bedroom, full 4pc bath, and access to a CONCRETE PATIO in the backyard. Enjoy panoramic views from the upper deck or stay cool indoors with CENTRAL AIR CONDITIONING.

This property has fantastic access to walking trails with incredible views less than half a block away from your home or a quick bike ride or walk to the Spray Lakes Recreation Centre that is a fit for all ages. Enjoy the dog park that runs along the Bow River and the many amenities that surround this neighbourhood. This is luxury, comfort, and functionality all in one!

Built in 2022

### **Essential Information**

MLS® #	A2200485
Price	\$809,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,085
Acres	0.09
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	263 Precedence Hill
Subdivision	Precedence
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2J2

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Built-in Feature Island, No Smoking Home, Soaking Tub, Walk-In Closet
Appliances	Central Air Conditioner, Dish Hood, Washer/Dryer, Window
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Electric, Living
Has Basement	Yes
Basement	Finished, Full, Walk-Out



## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 9th, 2025
Days on Market	16
Zoning	R-LD

## Listing Details

Listing Office	eXp Realty
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