

# \$798,000 - 376 Precedence Hill, Cochrane

MLS® #A2264956

**\$798,000**

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          | \$798,000   |
| 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 Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Beamed Ceilings

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, Mantle, Tile

Has Basement Yes

Basement 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 18

Zoning R-MX

## Listing Details

Listing Office eXp Realty

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