

\$699,900 - 256 Precedence View, Cochrane

MLS® #A2264477

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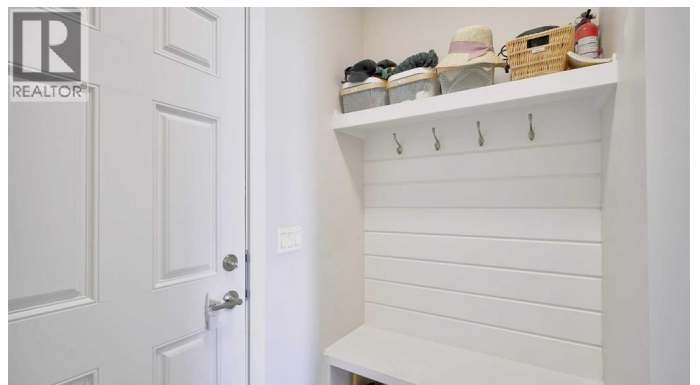
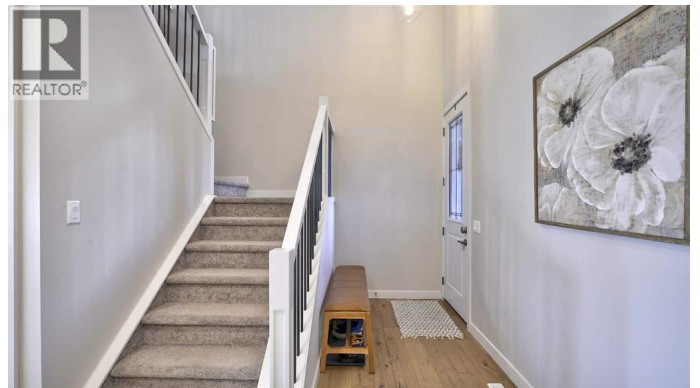
3 Bedroom, 3.00 Bathroom, 2,106 sqft

Single Family on 0.08 Acres

Precedence, Cochrane, Alberta

This beautifully upgraded 3-bedroom, 2.5 bathroom home offers over 2,000 square feet of living space, including a walkout basement with 9-foot ceilings ready for your future development. Perfectly positioned on a quiet street with no rear neighbours, the property backs onto the Bow River Valley, providing both privacy and stunning, unobstructed views. Designed for modern living, this home features 9-foot ceilings on both the main and lower levels, a vaulted foyer, engineered hardwood flooring, and oversized windows that fill the home with natural light. The gourmet kitchen showcases quartz countertops, a 9' island, a walk-through pantry, a coffee bar with wine fridge, and stainless steel appliances. The bright and inviting family room centres around a cozy fireplace – the perfect spot to relax and unwind – while a versatile flex room with French doors makes an ideal office or playroom. Upstairs, the spacious primary suite offers a luxurious five-piece ensuite with dual vanities, a walk-in closet with direct access to the laundry room, and elegant finishes throughout. Two additional bedrooms, a full bathroom, and a central loft provide plenty of space for family living. With a fully fenced yard, beautiful views, and exceptional attention to detail, this home delivers the perfect blend of comfort, style, and future potential for your family. (id:6289)

Built in 2022



Essential Information

Listing #	A2264477
Price	\$699,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,106
Acres	0.08
Year Built	2022
Type	Single Family
Sub-Type	Freehold

Community Information

Address	256 Precedence View
Subdivision	Precedence
City	Cochrane
Province	Alberta
Postal Code	T4C3B4

Amenities

Amenities	Schools, Shopping
Features	Other, No neighbours behind
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Dishwasher, Microwave, Hood Fan, Window Coverings, Garage door opener, Washer & Dryer, Cooktop - Induction
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Basement	Walk out

Exterior

Exterior	Composite Siding, Stone, Vinyl siding
Construction	Wood frame

Foundation

Poured Concrete

Listing Details

Listing Office

Real Broker



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Listing information last updated on October 22nd, 2025 at 7:31am PDT