

\$825,000 - 376 Precedence Hill, Cochrane

MLS® #A2264956

\$825,000

3 Bedroom, 3.00 Bathroom, 1,232 sqft

Single Family 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 CABINERY 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! (id:6289)

Built in 2023

Essential Information

Listing #	A2264956
Price	\$825,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,232
Acres	0.09
Year Built	2023
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	376 Precedence Hill
Subdivision	Precedence
City	Cochrane
Province	Alberta
Postal Code	T4C0V4

Amenities

Amenities	Playground, Schools, Shopping
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Range - Gas, Dishwasher, Dryer, Microwave, Hood Fan, Window Coverings
Heating	Other, Forced air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Concrete, Stone, Vinyl siding
Exterior Features	Landscaped
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office eXp Realty



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