

# \$825,000 - 132 Precedence Hill, Cochrane

MLS® #A2242431

**\$825,000**

3 Bedroom, 3.00 Bathroom, 2,295 sqft

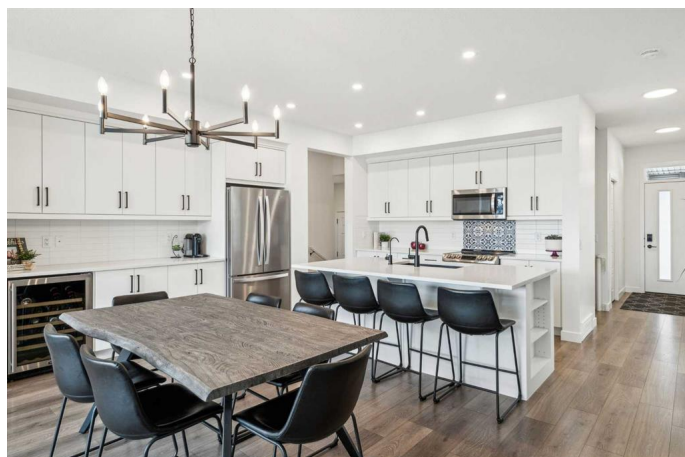
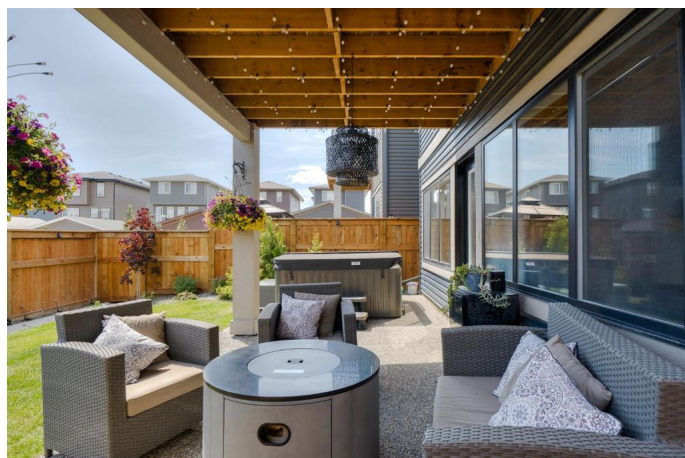
Residential on 0.09 Acres

NONE, Cochrane, Alberta

Welcome to this stunning two-storey home in the desirable community of Precedence! Designed with both style and functionality in mind, the OPEN-CONCEPT main floor features a bright and elegant WHITE KITCHEN with striking black hardware, QUARTZ COUNTERTOPS, and a LARGE ISLAND with a spacious BREAKFAST BAR enough to sit 4. The space in this kitchen is hard to come by with plenty of counter space throughout the U shaped kitchen, a WALK-IN PANTRY, featuring subway tile throughout. This home also included upgraded appliances with an INDUCTION COOKTOP, and a BAR/WINE FRIDGE. The spacious living room boasts high ceilings and large TRIPLE PANE WINDOWS for energy efficiency, flooding the space with lots of natural light. Step out onto the east facing deck, which offers a BBQ GAS LINE for entertaining and the perfect place for enjoying your morning coffee and the sunrise.

Upstairs, the serene primary bedroom offers an abundance of windows and a spa-like 5pc ensuite with a SOAKING TUB, STAND-ALONE SHOWER, and DOUBLE VANITY. A convenient WALK-THROUGH CLOSET connects directly to the laundry room. Two additional bedrooms, a 4-piece guest bathroom, and a central bonus room provide plenty of space for relaxation.

The unfinished WALKOUT BASEMENT with bathroom rough-in offers endless potential,



while the AGGREGATE PATIO and beautifully landscaped lawn provide outdoor enjoyment. Additional features include a DOUBLE ATTACHED GARAGE with BUILT-IN SHELVING, and SOLAR PANELS for even more energy efficiency, with modern design touches throughout. This is the one you've been waiting for! Book your showing today!

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2242431    |
| Price          | \$825,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,295       |
| Acres          | 0.09        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 132 Precedence Hill |
| Subdivision | NONE                |
| City        | Cochrane            |
| County      | Rocky View County   |
| Province    | Alberta             |
| Postal Code | T4C 2T6             |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Induction Cooktop                                                                                                              |
| Heating           | Forced Air                                                                                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                          |
| Basement          | Full, Unfinished, Walk-Out                                                                                                                                                                                   |

## Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Other                                              |
| Lot Description   | Back Yard, Front Yard, Landscaped, Street Lighting |
| Roof              | Asphalt Shingle                                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame                 |
| Foundation        | Poured Concrete                                    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 37              |
| Zoning         | R-MX            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.