

\$985,000 - 99 Precedence Hill, Cochrane

MLS® #A2258029

\$985,000

3 Bedroom, 3.00 Bathroom, 2,625 sqft

Residential on 0.10 Acres

Precedence, Cochrane, Alberta

Experience elegance in this beautiful home nestled in the vibrant and growing community of Precedence with RIVER & MOUNTAIN VIEWS! This FORMER SHOWHOME is designed with the entertainer in mind, this home blends LUXURY, comfort, and functionality.

From the moment you enter, you're welcomed by LUXURY VINYL PLANK flooring, leading to a spacious OFFICE with a SLATTED WALL and an expansive, light-filled OPEN CONCEPT floor plan. The heart of the home is the GOURMET KITCHEN, complete with sleek QUARTZ COUNTERTOPS on the ISLAND with BUILT IN SHELVING and a COFFEE BAR area as well as stainless steel appliances including a SMOOTH COOKTOP, BUILT-IN MICROWAVE, a FRENCH DOOR REFRIGERATOR with an ICE MAKER. The gorgeous living room with a GAS FIREPLACE on a striking FEATURE WALL and huge windows making the space open and bright, as well as BUILT-IN SPEAKERS – perfect for hosting unforgettable gatherings!

Upstairs offers so much versatile space, including 3 spacious bedrooms, including the primary bedroom and a central BONUS ROOM with FEATURE WALLS and a TV WALL MOUNT. The luxurious primary bedroom impresses with STUNNING VIEWS and a BUILT-IN HEADBOARD as well as a relaxing ensuite with DUAL VANITIES, TWO WALK-IN CLOSETS, a relaxing SOAKER TUB, and a STAND-ALONE GLASS



SHOWER. A convenient upstairs LAUNDRY ROOM with counter space and TWO WINDOWS, makes it nice and bright. A 5-piece main bath with DUAL SINKS completes this level. This home also has many UPGRADES including 2 AIR CONDITIONERS, DUAL FURNACES, SMART WI-FI LIGHT SWITCHES, an EV CHARGER for an electric car in the garage and HOT WATER ON DEMAND!

Situated on a lot backing a gorgeous natural area, enjoy access to scenic pathways straight out the gate of the backyard! With BREATHTAKING RIVER and MOUNTAIN VIEWS, this Precedence home offers the best of both nature and modern living. Don't miss your chance to own this exceptional home in one of Cochrane's most desirable communities!

Built in 2019

Essential Information

MLS® #	A2258029
Price	\$985,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,625
Acres	0.10
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	99 Precedence Hill
Subdivision	Precedence

City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2T6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, In Garage Electric Vehicle Charging Station(s)
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Smart Home, Soaking Tub, Walk-In Closet(s), Tray Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neighbours Behind, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	9
Zoning	R-LD

Listing Details

Listing Office	eXp Realty
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