\$949,900 - 99 Precedence Hill, Cochrane

MLS® #A2258029

\$949,900

3 Bedroom, 3.00 Bathroom, 2,625 sqft Residential on 0.10 Acres

Precedence, Cochrane, Alberta

OPEN HOUSE SATURDAY NOVEMBER 8 from 12PM - 3PM | Experience elegance in this beautiful home nestled in the vibrant and growing community of Precedence with RIVER & MOUNTAIN VIEWS! This FORMER SHOW HOME 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 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 â€" 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 is a SMART HOME throught out, ALL run by ALEXA and 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, has SOLAR PANELS 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 \$949,900

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, Soaking Tub,

Walk-In Closet(s), Smart Home, 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

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 46

Zoning R-LD

Listing Details

Listing Office eXp Realty

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