

\$798,000 - 376 Precedence Hill, Cochrane

MLS® #A2264956

\$798,000

3 Bedroom, 3.00 Bathroom, 1,232 sqft
Residential on 0.09 Acres

Precedence, Cochrane, Alberta

OPEN HOUSE SATURDAY NOVEMBER 8
from 12PM - 3PM | 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
COUTERTOPS, 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, SHELIVING, and CABINETY 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!

Built in 2023

Essential Information

MLS® #	A2264956
Price	\$798,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,232
Acres	0.09
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	376 Precedence Hill
Subdivision	Precedence
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0V4

Amenities

Parking Spaces	4
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Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Beamed Ceilings, Dry Bar
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Range
Heating	Forced Air, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mantle, Tile, Electric
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2025
Days on Market	20
Zoning	R-MX

Listing Details

Listing Office	eXp Realty
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