$849,900 - 408 Precedence Hill, Cochrane
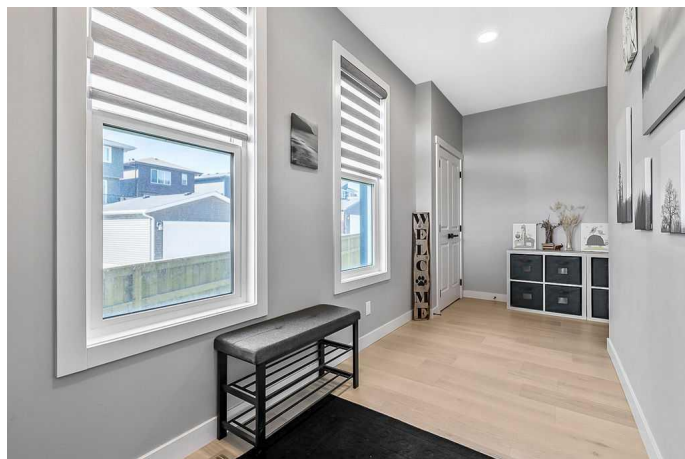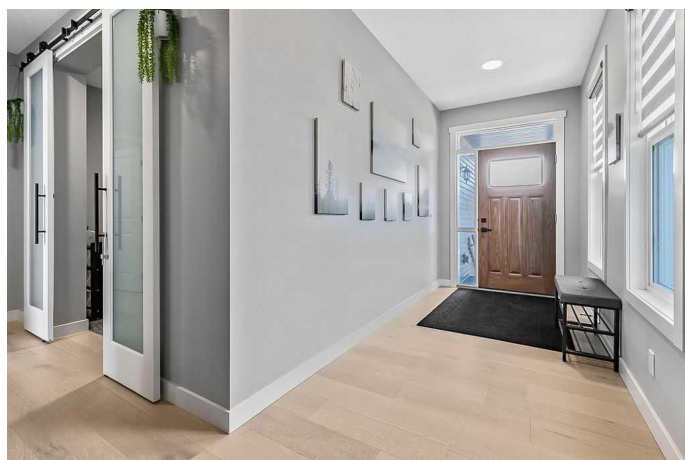
MLS® #A2224313

$849,900

3 Bedroom, 3.00 Bathroom, 2,363 sqft
Residential on 0.13 Acres

Precedence, Cochrane, Alberta

Better Than New & Perfect for Your Growing Family! Why wait to build when your dream home is ready right now? Welcome to this stunning, move-in-ready home in the beautiful community of Precedence, offering quick and easy access in and out, scenic views, and family-friendly vibes all around. From the moment you pull up, you will love the gorgeous curb appeal. Step inside to a spacious foyer, perfect for greeting friends, neighbors, and excited little ones after school. A private front office provides the perfect quiet space for working from home, doing homework, or even a creative playroom tucked away from the main living areas. The open-concept main floor is built for family life. The living room wows with soaring ceilings and massive two-storey windows that fill the home with sunlight. Plus, remote controlled electric blinds to help keep things cozy. The kitchen is a dream for chefs and busy parents alike, with eye-catching cabinetry, stunning quartz countertops, and stylish backsplash. You will love the gas cooktop, built-in wall oven, built-in microwave, and the clever smart fridge that lets you peek inside without opening the door. It even makes different types of ice for everyoneâ€™s favorite drinks! The walkthrough pantry has tons of storage, plus space for a stand-up freezer and connects to a large mudroom where backpacks, boots, and hockey gear all have their place. Upstairs, the central bonus room is perfect for movie nights or a cozy reading nook. The primary suite sits privately

at the back of the home with a spa-like ensuite, including a soaker tub, separate shower, double sinks, and a huge walk-in closet. At the front of the house, you will find two generous bedrooms, great for kids of any age, and a full main bathroom with double sinks (no more morning lineups!) The oversized laundry room upstairs makes this chore a breeze. Outside, enjoy sunny days in your big beautiful west facing backyard, on your newly built deck with a privacy screen, fresh grass for playtime, a charming shed for outdoor toys, and a beautifully fenced backyard, ready for summer barbecues and backyard fun. This home is less than two years old and better than new. Every detail has been thought through so you can move in, unpack, and start living your best family life right away.

Built in 2023

Essential Information

MLS® #	A2224313
Price	$849,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,363
Acres	0.13
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	408 Precedence Hill
Subdivision	Precedence
City	Cochrane

County	Rocky View County
Province	Alberta
Postal Code	T4C 2T7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener
# of Garages	2

Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn
Roof	Asphalt
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 24th, 2025
Days on Market	27
Zoning	R-MX

Listing Details

Listing Office	RE/MAX Realty Professionals