

# \$1,124,900 - 235 Precedence Hill, Cochrane

MLS® #A2267051

**\$1,124,900**

3 Bedroom, 3.00 Bathroom, 2,386 sqft

Residential on 0.22 Acres

Precedence, Cochrane, Alberta

OPEN HOUSEs Saturday & Sunday  
November 8th and 9th (12-2pm)....This custom-built two-storey Trico home sits on 0.21 acres and features impressive mountain, river, town, and Cochrane Big Hill views. Natural light fills the open kitchen, sitting, and living areas thanks to a wall of windows facing north west. The main level includes a spacious mudroom and pantry, leading to a fully finished heated double garage with workspace. Upstairs offers a large family/bonus room, laundry room, a primary bedroom with views, a five-piece ensuite, walk-in closet, two additional bedrooms, and another five-piece bath. The lower level is ready for your personal touch. Outside is designed to be more than a backyard oasis; it's a space where families gather. Contact us today to schedule a viewing and discover what this home in Precedence has to offer.

Built in 2023

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2267051    |
| Price          | \$1,124,900 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,386       |
| Acres          | 0.22        |



|            |             |
|------------|-------------|
| Year Built | 2023        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 235 Precedence Hill |
| Subdivision | Precedence          |
| City        | Cochrane            |
| County      | Rocky View County   |
| Province    | Alberta             |
| Postal Code | t4c2j2              |

### Amenities

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

### Interior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings                                |
| Heating           | Forced Air, Natural Gas                                                                                                                                       |
| Cooling           | None                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                                             |
| Fireplaces        | Gas, Living Room, Mantle, Stone                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                           |
| Basement          | Full                                                                                                                                                          |

### Exterior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                                                                                                                |
| Lot Description   | Backs on to Park/Green Space, Fruit Trees/Shrub(s), Gazebo, Lawn, No Neighbours Behind, Pie Shaped Lot, Underground Sprinklers, Views |
| Roof              | Asphalt Shingle                                                                                                                       |
| Construction      | Composite Siding, Stone, Vinyl Siding, Wood Frame                                                                                     |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      October 27th, 2025  
Days on Market                13  
Zoning                              R-LD

**Listing Details**

Listing Office                    RE/MAX West Real Estate

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