

\$798,000 - 376 Precedence Hill, Cochrane

MLS® #A2270287

\$798,000

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

Precedence, Cochrane, Alberta

Welcome to this beautifully crafted bungalow that perfectly balances style, comfort, and functionality! Designed with an inviting OPEN-CONCEPT layout, the main floor showcases soaring VAULTED CEILINGS that create a bright and spacious atmosphere. The impressive kitchen features QUARTZ COUNTERTOPS, a statement FEATURE HOOD FAN, updated TILE BACKSPLASH, and plenty of cabinetry—ideal for both entertaining and everyday living. The adjoining living room centers around an ELECTRIC FIREPLACE with a striking FEATURE WALL, adding warmth and modern flair.

A stylish MAIN FLOOR OFFICE with a BARN DOOR and custom attachment provides the perfect work-from-home setup. The upgraded LAUNDRY ROOM offers added convenience with COUNTERSPACE, SHELVEING, and CABINETRY, complemented by UPGRADED TILE. The elegant HALF BATH is thoughtfully finished with a SLATTED ACCENT WALL, QUARTZ COUNTERS, and UPGRADED FIXTURES.

The PRIMARY BEDROOM is a true retreat, featuring a generous WALK-IN CLOSET and a spa-inspired ENSUITE complete with DUAL SINKS and a fully TILED SHOWER.

Downstairs, the FULLY FINISHED BASEMENT expands your living space with a cozy FAMILY ROOM featuring a FEATURE



WALL and DRY BAR, plus TWO ADDITIONAL BEDROOMS and a MODERN 4-PIECE BATHROOM—perfect for guests or family.

Step outside to your WEST-FACING BACKYARD OASIS, highlighted by a TWO-TIERED DECK with PRIVACY WALL, a PERGOLA WITH ROOF, BUILT-IN BENCH, and beautiful LANDSCAPING with florals and a PAVING STONE PATHWAY—all while enjoying scenic views of Cochrane.

Located in one of Cochrane’s most desirable communities, this home offers high-end finishes, thoughtful design, and incredible outdoor living—truly a must-see!

Built in 2023

Essential Information

MLS® #	A2270287
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
Parking Double Garage Attached
of Garages 2

Interior

Interior Features Beamed Ceilings, 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), Dry Bar
Appliances Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating Fireplace(s), Forced Air
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Electric, Mantle, Tile
Has Basement Yes
Basement Full

Exterior

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

Additional Information

Date Listed November 13th, 2025
Zoning R-MX

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.