

\$1,019,000 - 115 Precedence Hill, Cochrane

MLS® #A2224096

\$1,019,000

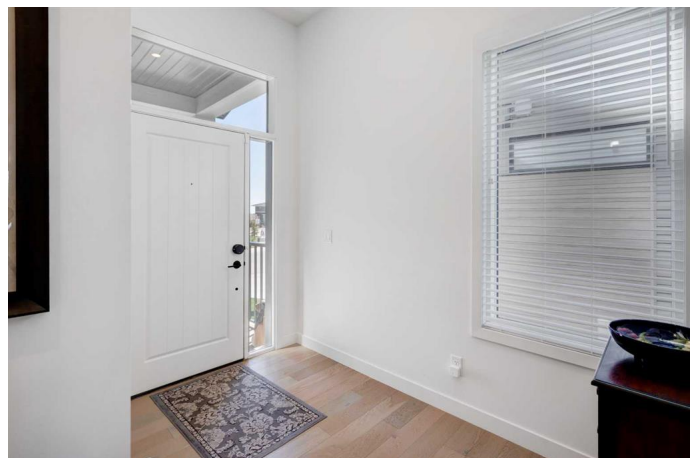
3 Bedroom, 3.00 Bathroom, 2,628 sqft

Residential on 0.11 Acres

River Song, Cochrane, Alberta

Step into Luxury and Sophistication where the landscaping is finished and the location is private backing west onto a ravined green space with fabulous mountain views and steps to walking/bike paths. Over 2600sq.ft. above grade and a large unfinished lower level with 1000sq.ft. more. Open main floor layout with engineered oak hardwood, gourmet kitchen with waterfall quartz island, premium stainless steel appliances with a 5 burner gas stove, fridge with ice maker water dispenser inside. The living room features a contemporary horizontal gas fireplace and adjacent to the dining space with oversized patio doors opening to the professionally landscaped yard. Yard also has two natural gas hookups one for your bbq and the other for your fire pit for your convenience. The main floor also offers a functional office space, spacious mud room, powder room, pantry and coffee station. The upper level provides a large bonus room perfect for family movie night/retreat with the primary boasting views, large walk-in closet and luxurious spa-like ensuite with chevron inspired tile, glass shower, soaker tub, dual vanities and make-up station. Two additional rooms, laundry and 5-piece bath also on the upper level. All with tankless hot water tank and newer to the property a water softener and A/C with 3 zones working along with furnace. Worth a visit it even looks better in person!

Built in 2020



Essential Information

| | |
|----------------|-------------|
| MLS® # | A2224096 |
| Price | \$1,019,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,628 |
| Acres | 0.11 |
| Year Built | 2020 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 115 Precedence Hill |
| Subdivision | River Song |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 2T6 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Driveway, Outside |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Recessed Lighting |
| Appliances | Central Air Conditioner, Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer, Water Softener, Tankless Water Heater |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |

| | |
|--------------|------------------|
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Private |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 29th, 2025 |
| Days on Market | 52 |
| Zoning | R-LD |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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