

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

MLS® #A2224096

**\$1,019,000**

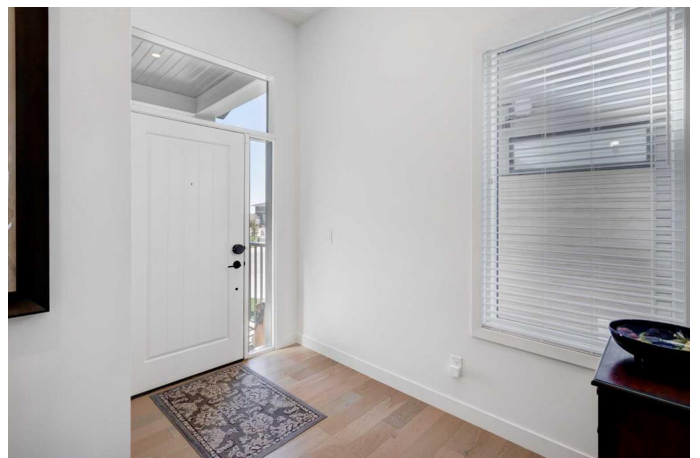
3 Bedroom, 3.00 Bathroom, 2,628 sqft

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, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Gas Range, Microwave, Refrigerator, Tankless Water Heater, Washer/Dryer, Water Softener
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	40
Zoning	R-LD

## Listing Details

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

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.