

\$835,000 - 184 Precedence View, Cochrane

MLS® #A2262394

\$835,000

3 Bedroom, 3.00 Bathroom, 2,311 sqft

Residential on 0.09 Acres

Precedence, Cochrane, Alberta

OPEN HOUSE SATURDAY OCTOBER 18
from 11AM - 1PM | Welcome to this beautifully
appointed former show home in desirable
Precedence, with no neighbours behind and
sweeping views of the Glenbow Valley.

Step into the impressive front entry with
soaring ceilings open to below. The main floor
features HIGH CEILINGS, ENGINEERED
HARDWOOD FLOORING, and lots of large
TRIPLE-PANE WINDOWS that flood the home
with natural light. The chef-inspired kitchen
boasts TWO-TONE CABINETRY, GRANITE
countertops, a GAS RANGE, FRENCH DOOR
FRIDGE, built-in microwave, and a
WALK-THROUGH PANTRY leading to the
MUD ROOM with a BUILT-IN BENCH.

Relax in the spacious living room with a cozy
GAS FIREPLACE with a MANTLE.

Upstairs, enjoy the bonus room with
panoramic VALLEY VIEWS, plus three
generously sized bedrooms. The luxurious
primary bedroom showcases a VAULTED
CEILING, gorgeous VIEWS and a spa-inspired
ENSUITE with HEATED FLOORS, GRANITE
counters, a SOAKER TUB, OVERSIZED
TILED SHOWER with RAIN HEAD, and a
WALK-THROUGH CLOSET with BUILT-IN
SHELVING. Bedroom 2 features vaulted
ceilings, floor-to-ceiling windows, and
charming BOARD & BATTEN detail. Bedroom
3 also offers full-height windows, vaulted



ceilings, CUSTOM SHELVING, and an ATTACHED BOOKSHELF.

The upper-level laundry room adds convenience with BUILT-IN SHELVES and a HANGING BAR. The UNFINISHED WALKOUT BASEMENT is ready for your development, featuring 9-ft ceilings and large windows.

Additional highlights include A/C, a double attached garage with EPOXY-FINISHED FLOORS, and a fully landscaped backyard with trees and an EXTENDED STAMPED CONCRETE PATIO perfect for entertaining.

This former show home blends style, comfort, and functionality in one of Cochrane’s most picturesque settings—don’t miss your opportunity to make it yours!

Built in 2020

Essential Information

MLS® #	A2262394
Price	\$835,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,311
Acres	0.09
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	184 Precedence View
Subdivision	Precedence

City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2W8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Faces Front
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Range
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Back Yard, No Neighbours Behind, Treed, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2025
Days on Market	8
Zoning	R-MX

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.