

\$949,900 - 99 Precedence Hill, Cochrane

MLS® #A2270291

\$949,900

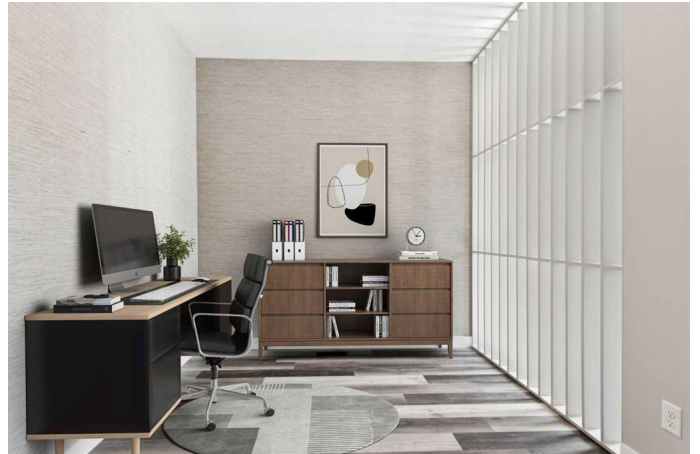
3 Bedroom, 3.00 Bathroom, 2,625 sqft
Residential on 0.01 Acres

Precedence, Cochrane, Alberta

Experience elegance in this stunning home in the vibrant, growing community of Precedence, offering breathtaking RIVER & MOUNTAIN VIEWS! This FORMER SHOW HOME is designed for entertaining, blending LUXURY, comfort, and functionality.

Upon entry, youâ€™re welcomed by LUXURY VINYL PLANK FLOORING leading to a spacious OFFICE with a SLATTED WALL and a light-filled OPEN CONCEPT FLOOR PLAN. The heart of the home is the GOURMET KITCHEN, featuring QUARTZ COUNTERTOPS on the island with BUILT-IN SHELVEING and a COFFEE BAR, plus stainless steel appliances including a SMOOTH COOKTOP, BUILT-IN MICROWAVE, and FRENCH DOOR REFRIGERATOR WITH ICE MAKER. The living room is bright and inviting, with HUGE WINDOWS, a GAS FIREPLACE on a FEATURE WALL, and BUILT-IN SPEAKERS, perfect for entertaining.

Upstairs offers versatile living space, including three spacious bedrooms, a central BONUS ROOM with FEATURE WALLS and TV WALL MOUNT, and a luxurious PRIMARY BEDROOM with STUNNING VIEWS, a BUILT-IN HEADBOARD, and a spa-like ensuite with DUAL VANITIES, TWO WALK-IN CLOSETS, SOAKER TUB, and STAND-ALONE GLASS SHOWER. The UPSTAIRS LAUNDRY ROOM with counter



space and two windows adds convenience, while a 5-PIECE MAIN BATH with dual sinks completes the level.

This home is a SMART HOME throughout, all controlled by ALEXA, and boasts numerous upgrades including 2 AIR CONDITIONERS, DUAL FURNACES, SMART WI-FI LIGHT SWITCHES, EV CHARGER, SOLAR PANELS, and HOT WATER ON DEMAND.

Situated on a lot backing a beautiful natural area, enjoy access to scenic pathways right from your backyard. With breathtaking river and mountain views, this Precedence home offers the perfect combination of nature and modern living. Don't miss your chance to own an exceptional home in one of Cochrane's most desirable communities!

Built in 2019

Essential Information

MLS® #	A2270291
Price	\$949,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,625
Acres	0.01
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	99 Precedence Hill
Subdivision	Precedence

City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2T6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, In Garage Electric Vehicle Charging Station(s)
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Smart Home, Tray Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neighbours Behind, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 13th, 2025
Days on Market	1
Zoning	R-LD

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.