

\$549,900 - 60 Precedence Way, Cochrane

MLS® #A2271587

\$549,900

3 Bedroom, 4.00 Bathroom, 1,414 sqft

Residential on 0.07 Acres

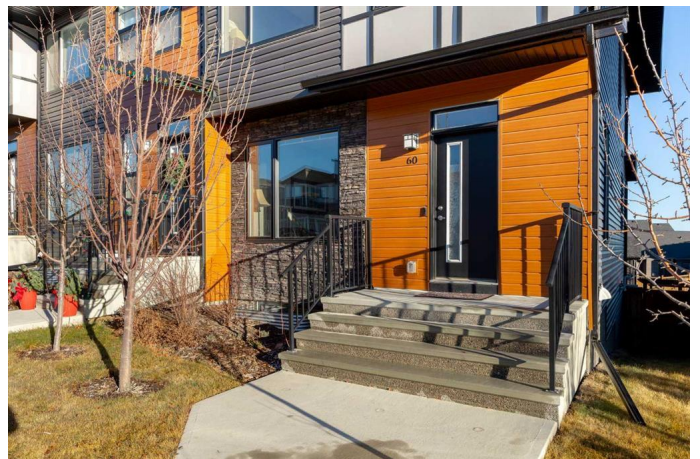
Precedence, Cochrane, Alberta

Experience refined living in Cochrane's™ highly coveted PRECEDENCE neighbourhood, where luxury, style, and comfort come together in this exceptional END-UNIT townhome. Meticulously designed and beautifully upgraded, this residence offers an unparalleled lifestyle in one of Cochrane's™ most prestigious communities.

From the moment you step inside, you're greeted by sleek engineered hardwood flooring that sets the tone for the sophisticated interiors. The bright, west-facing living room is bathed in natural light, creating an inviting space that seamlessly blends relaxation and elegance.

The gourmet kitchen is a true standout, featuring quartz countertops, stainless steel appliances, thoughtful under-cabinet lighting, and a gas line already installed—perfect for those who love to cook or dream of future upgrades. The open layout flows effortlessly to the sunny deck, the perfect place to enjoy your morning coffee while soaking in the warmth of the morning sun.

Upstairs, you'll find a thoughtfully designed level filled with elevated touches. The primary bedroom is a serene retreat, offering peaceful east-facing views of breathtaking sunrises, a generous walk-in closet, and a 4-piece ensuite. A second spacious bedroom showcases charming



peek-a-boo mountain views, while an additional 4-piece ensuite bathroom, cozy reading space, and convenient laundry space add both comfort and practicality. The upgraded open baluster railing enhances the upper level with an airy feel and allows light to flow beautifully throughout the space.

The fully finished walkout basement expands your living options with a large recreation room perfect for entertaining, a private third bedroom ideal for guests or a home office, and an additional full bathroom. The walkout design leads to a tranquil lower patio, creating a seamless indoor-outdoor experience.

Completing this remarkable property is a double detached garage, offering both convenience and functionality. With no condo fees, stunning curb appeal, and unmatched attention to detail, this home stands out as a rare opportunity in Precedence—where nature, luxury, and lifestyle meet.

Homes of this calibre don’t come along often. Discover the elevated living experience that awaits you in this extraordinary townhome.

Built in 2021

Essential Information

MLS® #	A2271587
Price	\$549,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,414
Acres	0.07
Year Built	2021

Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	60 Precedence Way
Subdivision	Precedence
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C2T5

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 21st, 2025
Zoning	R-MD

Listing Details

Listing Office Real Broker

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