# \$979,900 - 115 Precedence Hill, Cochrane

MLS® #A2224096

## \$979,900

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 bbg 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!







## **Essential Information**

MLS® # A2224096 Price \$979,900

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), Double Vanity, Kitchen Island, Open Floorplan, Quartz

Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Closet

Organizers, Soaking Tub

Appliances Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer,

Central Air Conditioner, Tankless Water Heater, Water Softener

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes
Basement Full

## **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 156

Zoning R-LD

# **Listing Details**

Listing Office TREC The Real Estate Company

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