

\$844,900 - 184 Precedence Hill, Cochrane

MLS® #A2258757

\$844,900

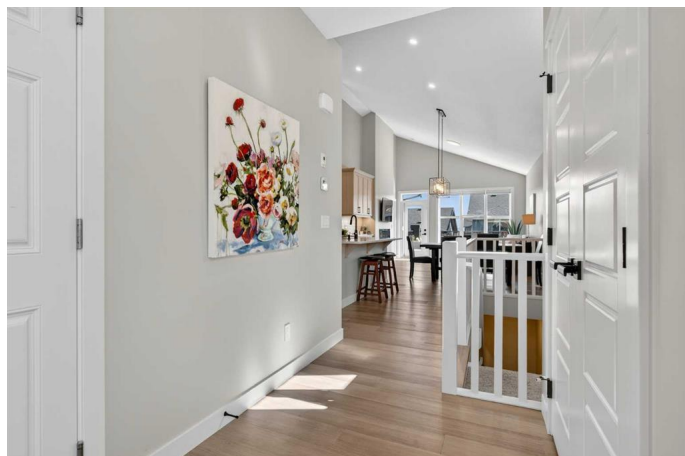
4 Bedroom, 3.00 Bathroom, 1,271 sqft

Residential on 0.09 Acres

Precedence, Cochrane, Alberta

Your NEW HOME awaits.... Stunning 2024 Trico Homes Wynwood 28 Vaulted Ceiling Bungalow with finished Walkout Basement Development by Basement Builders in Scenic Precedence area. This beautifully designed bungalow combines comfort, style, and breathtaking views in one exceptional package. As you step through the front door, you are WELCOMED into the heart of the HOME greeted by soaring VAULTED CEILINGS and an open, light-filled floor plan. The kitchen is a delight to cook in with a large island, gas range, and tall cabinetry with quartz countertops, and pantry. Continuing on the main level is the dining area, and living room with electric fireplace and flatscreen TV making this the perfect space for both everyday living and entertaining. Finishing off this level is the Vaulted Primary Bedroom with 5 piece ensuite with SPECTACULAR walk in shower, walk in closet, second bedroom/office, main bathroom, and laundry room. Another added bonus off the living room is the 10 by 14 deck with gas BBQ hook-up which overlooks the landscaped backyard and North East views of the Cochrane Hills, PLUS a double attached garage with high ceilings.

Head downstairs to the beautifully fully finished walkout basement offering even more living space that has been thoughtfully designed for relaxation, entertainment or a man cave. A massive family room centres around a striking floor-to-ceiling stone gas fireplace with mantle,



and 75 inch big screen TV with SURROUND SOUND. There are so many added BONUSES including a large BAR area making this level perfect for hosting gatherings. Finishing off the basement you will find two additional bedrooms and 4 piece bathroom plus utility room. The walkout door leads to a covered patio with beautifully landscaped yard, extending the living space outdoors, plus electric hook up for a future hot tub area.

This HOME BLENDS a thoughtful layout with high-end finishes and stunning surroundings, making this bungalow the best of both worlds! A retreat like setting with easy access to Cochrane’s amenities, schools, and scenic trails. Whether you are entertaining friends or enjoying quiet evenings on the deck, this home truly has it all. DO NOT WAIT... make this HOME yours TODAY!

Built in 2024

Essential Information

MLS® #	A2258757
Price	\$844,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,271
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	184 Precedence Hill
Subdivision	Precedence
City	Cochrane

County	Rocky View County
Province	Alberta
Postal Code	T4C 2J2

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, On Street, Parking Pad
# of Garages	2

Interior

Interior Features	Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Wired for Sound, Bar, Low Flow Plumbing Fixtures, Sump Pump(s)
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Gas Range, Gas Stove, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Instant Hot Water, Tankless Water Heater
Heating	Fireplace(s), Humidity Control, Natural Gas, ENERGY STAR Qualified Equipment, High Efficiency
Cooling	Central Air, ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Living Room, Mantle, Stone, EPA Qualified Fireplace, Family Room, Gas Starter
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lawn, Street Lighting, Views, City Lot, Interior Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 20th, 2025
Days on Market	18

Zoning

R-MX

Listing Details

Listing Office

Hope Street Real Estate Corp.

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