

\$770,000 - 217 Precedence View, Cochrane

MLS® #A2190649

\$770,000

3 Bedroom, 3.00 Bathroom, 2,174 sqft
Residential on 0.15 Acres

Precedence, Cochrane, Alberta

Welcome to this beautiful 3-bedroom, 2.5-bathroom new build with a LARGE backyard, perfectly situated in a CUL-DE-SAC in the sought-after community of Precedence in Cochrane. With breathtaking views of Glenbow Ranch Provincial Park, this home offers a perfect blend of modern design and natural beauty.

Step inside the main level, where you are greeted by rich luxury vinyl flooring. From here, you can either head upstairs to the main living area or downstairs to the attached double-car garage and unfinished basement.

On the first level, the open-concept design seamlessly connects the kitchen, dining, and living areas, creating a welcoming and functional space. The stylish kitchen is equipped with brand-new built-in appliances, a spacious kitchen island, and elegant quartz countertops. The beautiful cabinetry complements the neutral tones throughout the home. The living room features a cozy built-in gas fireplace and a contemporary light fixture that adds warmth to the space. Step outside to the OVERSIZED BACKYARD, complete with a deck and a convenient BBQ gas line—perfect for entertaining. Completing this level is a well-appointed 2-piece bathroom.

Upstairs, plush carpet flooring leads you to three generously sized bedrooms and two full bathrooms. The two secondary bedrooms are



ideal for children, guests, or a home office. The primary suite is a true retreat, featuring a large window that fills the space with natural light and offers serene backyard views. The spacious walk-in closet includes built-in organizers for added convenience and the luxurious 5-piece ensuite features elegant tile flooring, a double vanity, and quartz countertops, creating a spa-like atmosphere.

The unfinished basement provides endless possibilities, allowing you to design a space that suits your needs—whether it’s a recreation room, home office, gym, or additional living area.

Located in Cochrane’s vibrant Precedence community, this home is just minutes from downtown Cochrane, with easy access to Calgary and the Rocky Mountains. Residents can enjoy nearby walking paths along the Bow River, as well as close proximity to schools, shopping centers, and other amenities.

Don’t miss your opportunity to make this incredible property your own!

Built in 2025

Essential Information

MLS® #	A2190649
Price	\$770,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,174
Acres	0.15
Year Built	2025
Type	Residential
Sub-Type	Detached

Style 2 Storey
Status Active

Community Information

Address 217 Precedence View
Subdivision Precedence
City Cochrane
County Rocky View County
Province Alberta
Postal Code T4C 2W8

Amenities

Parking Spaces 4
Parking Double Garage Attached
of Garages 2

Interior

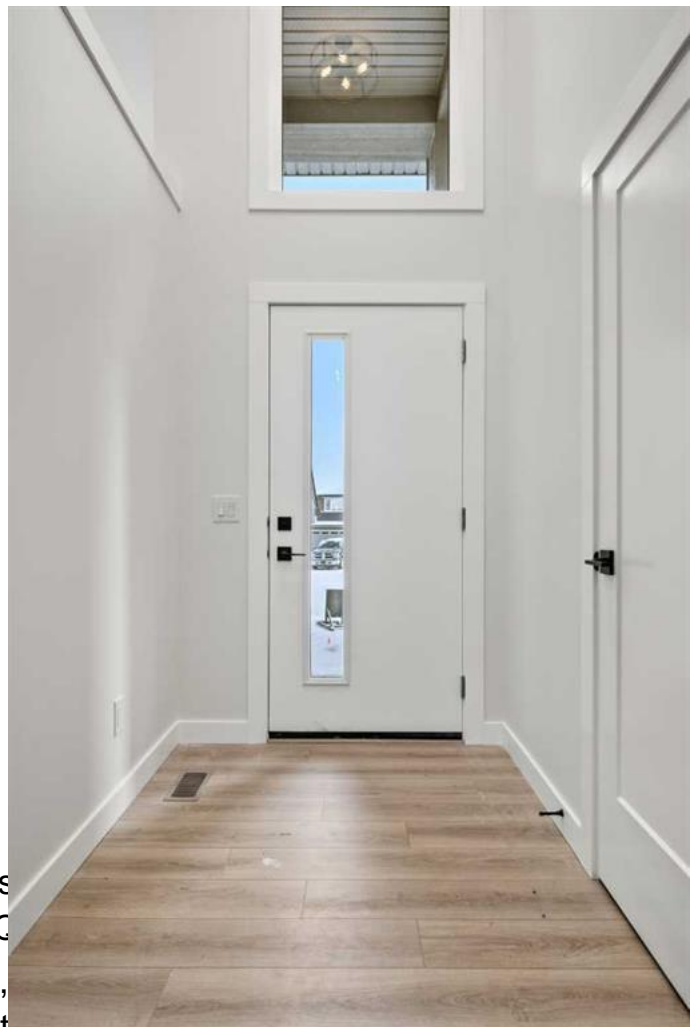
Interior Features Double Vanity, Kitchen Is
Closet(s), Built-in Features, C
Appliances Built-In Oven, Dishwasher,
Washer/Dryer, Electric Cooktop
Heating Forced Air
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Full, Partially Finished

Exterior

Exterior Features BBQ gas line
Lot Description Back Yard, Cul-De-Sac
Roof Asphalt Shingle
Construction Stone, Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed February 6th, 2025
Days on Market 66



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.