

# \$829,900 - 184 Precedence Hill, Cochrane

MLS® #A2258757

**\$829,900**

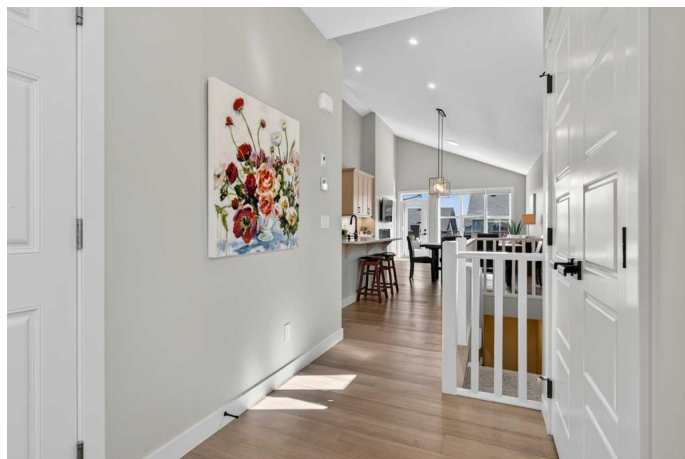
4 Bedroom, 3.00 Bathroom, 1,271 sqft

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          | \$829,900   |
| 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, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Wired for Sound, Bar, Low Flow Plumbing Fixtures |
| Appliances        | Bar Fridge, Dishwasher, Garage Control(s), Gas Range, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Humidifier, Instant Hot Water, Tankless Water Heater                                                                   |
| Heating           | High Efficiency, Fireplace(s), Natural Gas, ENERGY STAR Qualified Equipment, Humidity Control                                                                                                                                                                |
| Cooling           | Central Air, ENERGY STAR Qualified Equipment                                                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                                                                          |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                            |
| Fireplaces        | Electric, Family Room, Gas, Gas Starter, Living Room, Mantle, EPA Qualified Fireplace, Stone                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                                                                                          |
| Basement          | Full                                                                                                                                                                                                                                                         |

### Exterior

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

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 20th, 2025 |
| Days on Market | 37                   |
| Zoning         | R-MX                 |

**Listing Details**

Listing Office                      Hope Street Real Estate Corp.

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