

\$699,900 - 256 Precedence View, Cochrane

MLS® #A2264477

\$699,900

3 Bedroom, 3.00 Bathroom, 2,106 sqft

Residential on 0.08 Acres

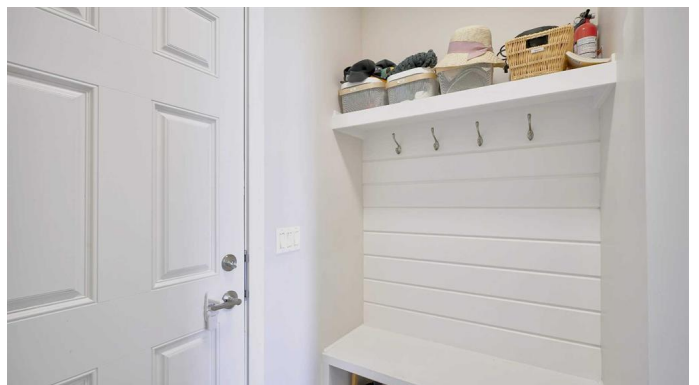
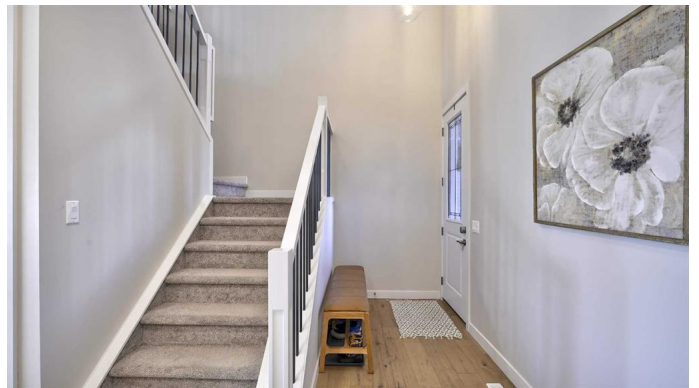
Precedence, Cochrane, Alberta

This beautifully upgraded 3-bedroom, 2.5 bathroom home offers over 2,000 square feet of living space, including a walkout basement with 9-foot ceilings ready for your future development. Perfectly positioned on a quiet street with no rear neighbours, the property backs onto the Bow River Valley, providing both privacy and stunning, unobstructed views.

Designed for modern living, this home features 9-foot ceilings on both the main and lower levels, a vaulted foyer, engineered hardwood flooring, and oversized windows that fill the home with natural light. The gourmet kitchen showcases quartz countertops, a 9'™ island, a walk-through pantry, a coffee bar with wine fridge, and stainless steel appliances. The bright and inviting family room centres around a cozy fireplace – the perfect spot to relax and unwind – while a versatile flex room with French doors makes an ideal office or playroom.

Upstairs, the spacious primary suite offers a luxurious five-piece ensuite with dual vanities, a walk-in closet with direct access to the laundry room, and elegant finishes throughout. Two additional bedrooms, a full bathroom, and a central loft provide plenty of space for family living.

With a fully fenced yard, beautiful views, and exceptional attention to detail, this home



delivers the perfect blend of comfort, style, and future potential for your family.

Built in 2022

Essential Information

MLS® #	A2264477
Price	\$699,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,106
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	256 Precedence View
Subdivision	Precedence
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 3B4

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Washer/Dryer, Window Coverings, Induction Cooktop
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Decorative, Electric, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Composite Siding, Manufactured Floor Joist, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2025
Days on Market	15
Zoning	R-MX

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.