



**156 Precedence View
Cochrane, Alberta**

MLS # A2286778



\$849,900

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| Division: | Precedence | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,114 sq.ft. | Age: | 2022 (4 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, Dog Run Fenced In, Gentle Sloping, Interior Lot, Landscaped, Lawn | | |

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| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Linoleum, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R-MX |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: Furnishings negotiable

Unobstructed Bow Valley views from every level of this fully finished walkout in Precedence. Come see it for yourself. Inside, the home is clean, bright, and timeless with a light, neutral palette and expansive windows that bring the landscape in. The open-concept main floor features 9' ceilings, luxury vinyl plank flooring, and a gas fireplace. The kitchen is anchored by a large island with seating, quartz countertops, full-height tile backsplash, and built-in wall oven and microwave — designed for both everyday living and entertaining. Set on an extra wide lot, the backyard is a true standout — composite decking with integrated lighting, a modern pergola, turfed dog run, wraparound stairs, and a dedicated gas line for BBQ — all positioned to take in the valley views. Upstairs offers three bedrooms, upper laundry, and a spacious bonus room. The primary retreat includes a walk-in closet and a spa-inspired ensuite with dual vanities, freestanding tub, walk-in shower, and private water closet. The fully finished walkout basement adds a fourth bedroom, full bathroom, and a flexible gym or workspace with the same bright, open feel as the rest of the home. Additional features include premium top-down/bottom-up cellular blinds (blackout in bedrooms), central A/C, and an insulated double attached garage with a builder-installed EV charger. Located close to Cochrane's pathway network, Spray Lake Sawmills Centre, Greystone pickleball courts, and everyday amenities — offering a lifestyle that's hard to replicate.