



**135 Precedence Hill
Cochrane, Alberta**

MLS # A2319827

\$1,134,900



Division:	Precedence		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,616 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Greenbelt, Landscaped, No Neigh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Garage Opener + Remote, All Blinds, Wine Fridge in Basement, 2 Circle Mirrors in Dining, All Wall Mirrors

Welcome to 135 Precedence Hill!!! A beautiful 2 storey home with 3,691 sq ft of total living space. This exceptional former show home, by Jayman BUILT's is set on a distinctive pie-shaped lot with an elevated vantage point, capturing breathtaking panoramic views of the Rocky Mountains, Bow River valley, and downtown Cochrane. Thoughtfully designed for luxury, comfort, and entertaining, this fully developed home offers 4 bedrooms, 3.5 bathrooms, a spacious second-floor bonus room, a main-floor flex room, and a dedicated enclosed theatre room. The chef-inspired kitchen features premium finishes and flows seamlessly into the open-concept living and dining areas, where expansive windows frame the spectacular scenery beyond. The professionally developed basement also features a wet bar, guest bedroom, full bathroom, generous storage space, and convenient side access, offering exceptional flexibility for entertaining, accommodating guests, and everyday living. As a former showhome, the property showcases designer finishes, custom wallpaper, upgraded lighting, smart-home technology, and carefully curated details throughout. Energy-efficient features include 14 SOLAR PANELS, triple-pane windows, air conditioning, UV-C air purification, a garden irrigation system, and a high-efficiency hybrid heating and cooling system. Step onto the expansive rear deck and experience some of the most impressive views in Cochrane. By day, enjoy sweeping mountain and river valley vistas. By night, take in spectacular stargazing, meteor showers, and the occasional northern lights display dancing across Alberta's skies. Abundant wildlife throughout the area further enhances the home's connection to nature. Enjoy the perfect balance of tranquility and convenience, with schools, shopping, dining, recreation, and downtown Cochrane all just minutes away.

This is a rare opportunity to own a luxury view property that seamlessly blends sophisticated design, modern efficiency, and breathtaking natural beauty. Call today to view!