



**159 Precedence Hill  
Cochrane, Alberta**

**MLS # A2325198**



**\$997,000**

<b>Division:</b>	Precedence		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,526 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Lawn		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Located on one of Precedence's premier ridge lots, this spacious home was designed to make the most of its remarkable setting. With views of the Rocky Mountains, the Bow River, and ever-changing skies beyond, it's a place where you'll naturally pause to watch the sunset, a storm roll in, or the moon set behind the peaks. What you'll notice most is the remarkable quiet. Soaring 18-foot ceilings and a dramatic wall of oversized windows flood the living spaces with natural light, while a glass-railed staircase enhances the open flow. The open-concept main floor balances everyday comfort with elevated entertaining, featuring a modern kitchen with abundant cabinetry, open shelving, gas range, built-in ovens, spacious dining area, custom lighting and a striking gas fireplace wall with integrated seating. A main-floor flex room with sliding glass doors provides an inspiring office space filled with natural light. Upstairs, the primary suite further captures the panoramic view, and includes a tray ceiling, sitting area, walk-in closet and luxurious 5-piece ensuite. The loft-style bonus room makes the most of the mountain views, with the upper window intentionally raised during construction, creating an exceptional second living space. Two additional bedrooms, each with walk-in closets, a second five-piece bathroom and upper laundry complete the level. The full-size basement offers 1000+ sqft of flexible space ideal for storage or recreation, with future potential for two additional bedrooms, a family room and bathroom. The double garage features extra ceiling height for enhanced storage, complemented by an extended driveway. Thoughtful upgrades include a tankless hot water system, dual-zone furnace and sump pump. The full-width west-facing deck with Phantom screen and gas BBQ hookup extends the living space outdoors, while the fenced backyard

and natural landscape beyond create a rare sense of privacy and a peaceful, acreage-like feel. Conveniently, the home is just minutes from schools, shopping, recreation and downtown Cochrane. If you're looking for a home that blends views, natural light and beautifully connected indoor and outdoor spaces, this is one worth seeing in person. Book your private showing today. The seller is a licensed REALTOR® in the province of Alberta.