



**224 Precedence Hill
Cochrane, Alberta**

MLS # A2326110



\$735,000

Division:	Precedence		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,365 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, No Back Lane, Other,		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Smart Home, Tankless Hot Water, Walk-In Closet(s)

Inclusions: N/A

Welcome to 224 Precedence Hill, a Jayman-built Elliott model offering one of the most unique floor plans in Cochrane real estate. This four-level split home in the community of Precedence delivers a layout, level of finish, and separation of space that is genuinely rare in the Cochrane housing market. The entry level sets the tone with direct garage access, a private powder room, and a large walk-in closet built for real family life. The main living level is where this Cochrane home truly separates itself. A gourmet kitchen anchored by a massive island, gas range, built-in microwave, French door refrigerator, hood fan, and walk-in pantry sits at the centre of an open-concept living and dining space filled with natural light. A dedicated home office and French door access to the upper deck complete a level designed for both connection and productivity. The third level is reserved entirely for the primary retreat, one of the most sought-after features in Cochrane luxury homes. A spa-inspired ensuite with dual vanities, soaker tub, and standalone shower, paired with an oversized walk-in closet that functions more as a dressing room, makes this level a true private escape. The upper level offers a bonus room, two additional bedrooms, dual vanity bathroom, and conveniently located laundry, ideal for growing Cochrane families. The bright, sunny walkout basement presents significant development potential for a home gym, recreation room, or additional living space, adding long-term value to this already exceptional Cochrane property. Energy-conscious buyers will appreciate the solar panels, EV charger, and tankless water heater, premium features that align with the sustainability values many Cochrane home buyers are prioritizing today. Situated in Precedence, one of Cochrane's most desirable south-side communities, this home offers quick access to downtown Cochrane via James

Walker Trail, Spray Lakes Sports Centre, top-rated schools, walking pathways, and seamless connectivity to Calgary, Banff, and Bragg Creek. If you have been searching for a unique Cochrane home for sale that offers luxury finishes, functional design, and a layout built for modern family living, 224 Precedence Hill delivers on every level.