



**GRASSROOTS**  
REALTY GROUP

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**307 Precedence Hill  
Cochrane, Alberta**

**MLS # A2282227**



**\$750,000**

<b>Division:</b>	Precedence		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,898 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Cement Fiber Board, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Shed in Backyard

**NO BACKYARD NEIGHBOURS | LANDSCAPED YARD | FINISHED BASEMENT | AIR CONDITIONING** Welcome to this stunning 2023 Renova-built home located in the desirable community of Precedence. Thoughtfully designed with modern living in mind, this home offers a bright open-concept main floor featuring an updated kitchen with quartz countertops, a spacious pantry and seamless flow into the living and dining areas—perfect for everyday living and entertaining. The renovated mudroom offers custom storage and functionality for busy households, while 2023 custom window coverings add both style and privacy throughout the home. Upstairs, you’ll find a versatile bonus flex room, an updated laundry room, and three generous bedrooms, including a beautiful primary retreat with a walk-in closet and a fully updated ensuite showcasing tile flooring and custom tiled shower with glass shower. In total, the home offers 4 bedrooms and 3.5 bathrooms, including a fully finished basement with a fourth bedroom and full bath—ideal for guests or extended family. Notable upgrades include 2026 renovated ensuite shower, 2025 air conditioner, 2024 water filtration tap with ice hookup, 2023 water softener, 2023 custom blinds and 2023 landscaping. Step outside to enjoy the raised back deck with stairs, a fully fenced backyard, and the added privacy of no neighbours behind. Located within walking distance to the Bow River and the Riversong walking paths and trails, this home perfectly blends comfort, style, and outdoor lifestyle—an exceptional opportunity in one of the area’s most sought-after communities.