



**156 Precedence View  
Cochrane, Alberta**

**MLS # A2286778**



**\$869,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, 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>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.