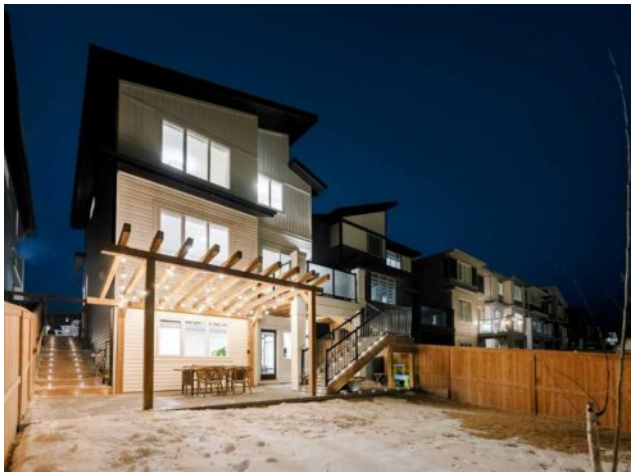


156 Precedence View

Cochrane, Alberta

MLS # A2286778



\$869,900

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Furnishings negotiable		

Open House Sunday, March 29 | 1:00–5:00 PM Come and see the views for yourself — unobstructed Bow Valley views from every level of this fully finished walkout in Precedence. 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. 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.