



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**132 PRECEDENCE Hill, Cochrane T4C 2T6**

MLS®#: **A2125985**

Area:

Listing **04/26/24**

List Price: **\$849,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Cochrane**  
Year Built: **2023**

Lot Information

Lot Sz Ar: **4,101 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,281**

Low Sqft:

Ttl Sqft: **2,281**

DOM

**23**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Cleared,Lawn,Sloped Down  
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **ENERGY STAR Qualified Equipment,Forced Air**  
Sewer:  
Ext Feat: **Balcony,Private Entrance,Private Yard**

Construction:  
**Vinyl Siding,Wood Frame**  
Flooring:  
**Ceramic Tile,Concrete,Vinyl Plank**  
Water Source:  
Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Cooktop,Electric Oven,Electric Water Heater,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Double Vanity,High Ceilings,Open Floorplan,Pantry,Quartz Counters,Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`9" x 4`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>17`4" x 8`9"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`0" x 13`10"</b>	<b>Kitchen</b>	<b>Main</b>	<b>17`4" x 11`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>22`10" x 13`10"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>9`3" x 4`11"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>9`8" x 17`6"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`4" x 13`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`3" x 13`4"</b>	<b>Family Room</b>	<b>Second</b>	<b>13`2" x 12`2"</b>
<b>Laundry</b>	<b>Second</b>	<b>9`0" x 5`3"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`0" x 19`7"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>9`3" x 12`0"</b>	<b>Family Room</b>	<b>Lower</b>	<b>21`11" x 45`7"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-MX**

**2111866**

Remarks

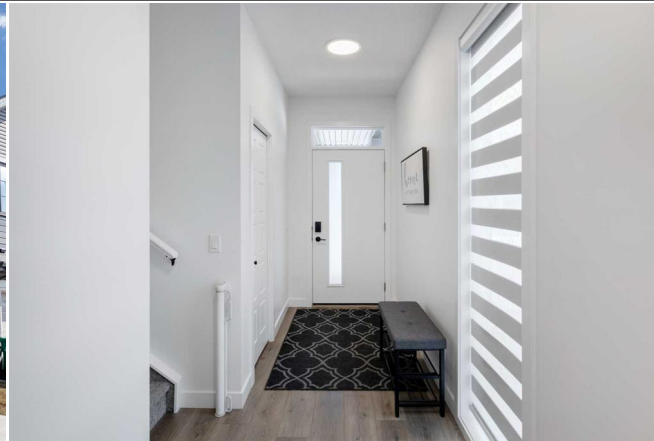
Pub Rmks:

**Nestled in the heart of Precedence, this stunning 3 bedroom home seamlessly combines natural beauty with contemporary living. Offering luxury living a short drive from the majestic Rocky Mountains, and surrounded by sprawling parks and scenic pathways, it embodies the essence of idyllic suburban living. This home invites you to experience a lifestyle of comfort and sophistication. Step inside to discover a thoughtfully crafted floor plan that effortlessly flows from one space to the next, highlighted by an abundance of natural light and premium finishes throughout. Crafted by Jayman Homes, renowned for their quality craftsmanship, This home is sure to impress with its attention to detail and modern amenities. The inviting kitchen, adorned with sleek quartz countertops and high-end stainless steel appliances, sets the stage for culinary adventures and memorable gatherings. The spacious great room, boasting soaring ceilings and beautiful backyard views, offers a welcoming retreat for relaxation and entertainment. Upstairs, the luxurious primary suite beckons with its en suite spa-like bathroom and expansive walk-in wardrobe. Two additional bedrooms, a large bonus room, and a convenient laundry room complete the upper level, ensuring optimal comfort and convenience for the entire family. Downstairs, the unfinished walk-out basement presents endless possibilities for customization and personalization, promising to fulfill your unique vision for the perfect home. Additional features such as a generous deck with a BBQ gas line, and smart home technology solutions elevate the living experience, enhancing comfort, efficiency, and peace of mind. With Jayman's commitment to sustainability and energy efficiency, including solar panels and triple-pane windows, this home not only offers luxury living but also reflects a dedication to environmental stewardship. Embrace the lifestyle of your dreams in this extraordinary residence, where every detail is designed to enhance your daily life and create lasting memories with loved ones.**

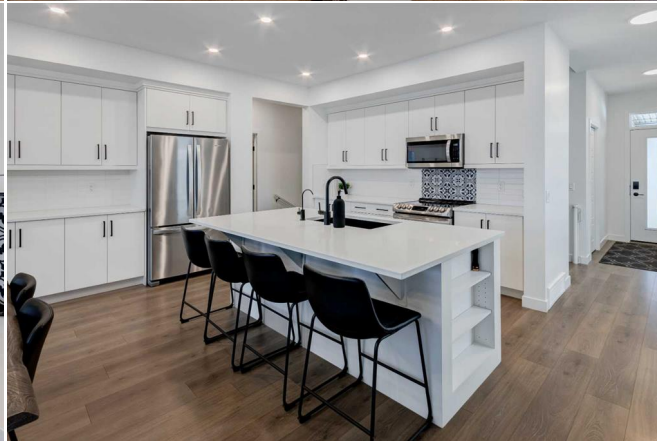
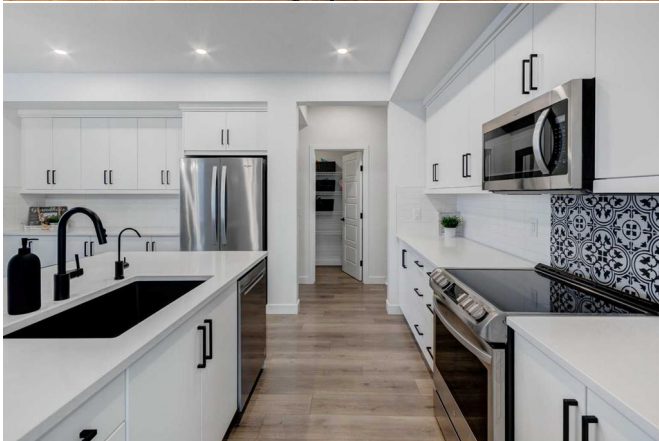
Inclusions:  
Property Listed By:

n/a  
**ROYAL LEPAGE SOLUTIONS**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



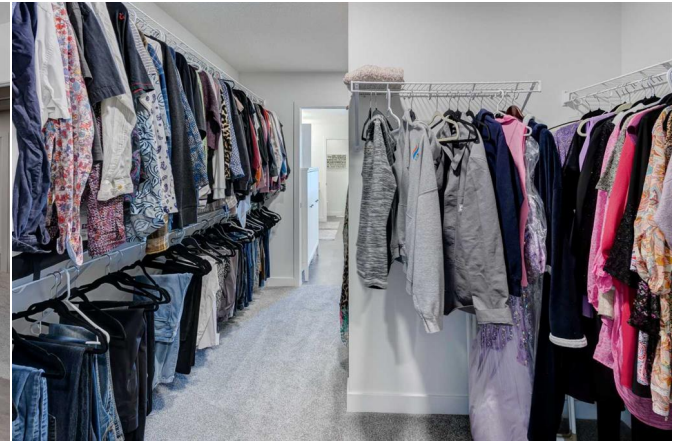




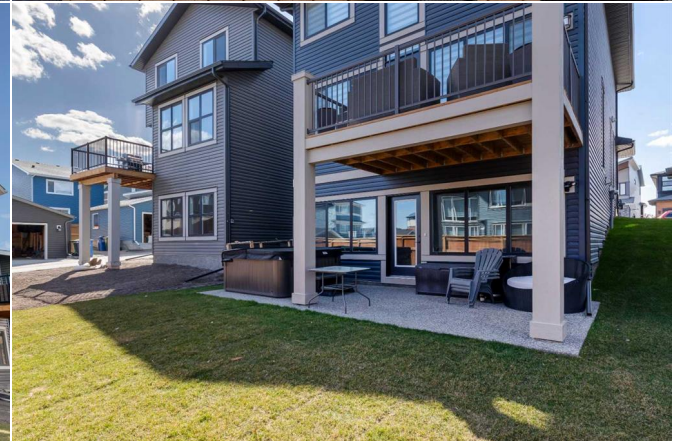
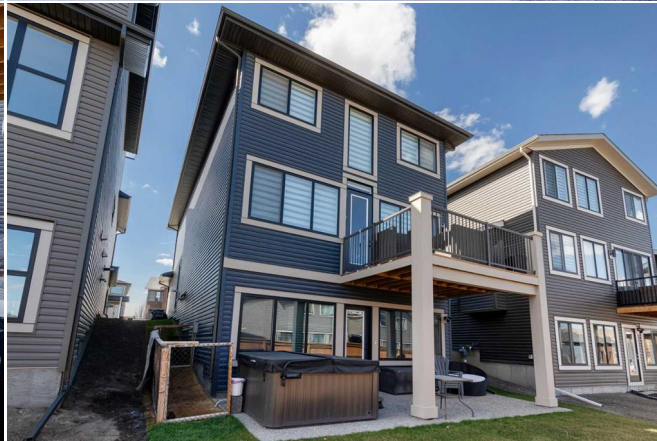
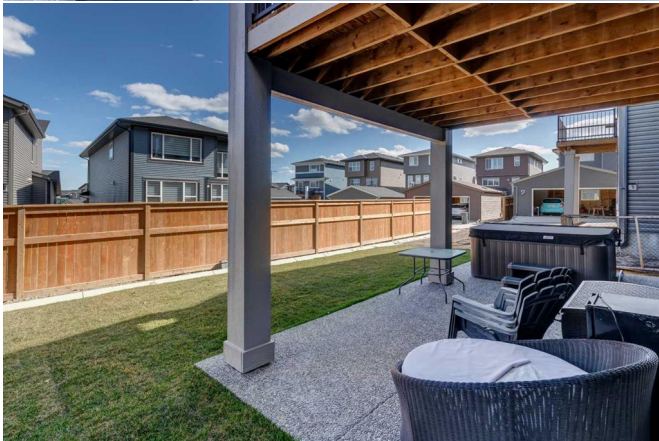
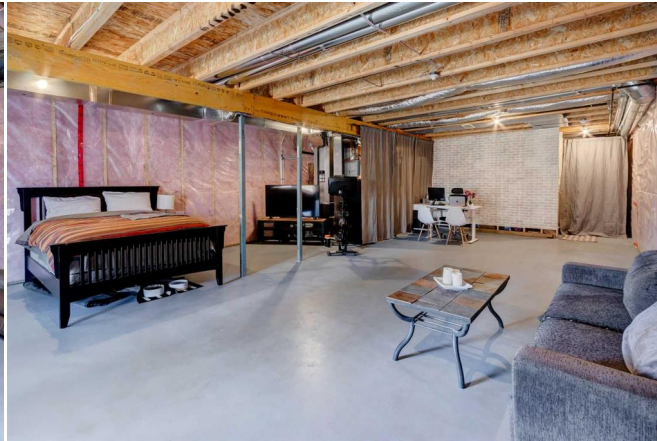














132 Precedence HI, Cochrane, AB

Main Floor Exterior Area 1006.00 sq ft  
Interior Area 912.83 sq ft  
Excluded Area 465.23 sq ft



PREPARED: 20240624

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

132 Precedence HI, Cochrane, AB

2nd Floor Exterior Area 1275.00 sq ft  
Interior Area 1185.37 sq ft  
Excluded Area 47.67 sq ft

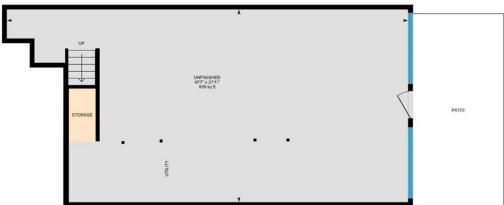


PREPARED: 20240624

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132 Precedence HI, Cochrane, AB

Basement (Below Grade) Exterior Area 950.00 sq ft  
Interior Area 878.55 sq ft



PREPARED: 20240624

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