

# \$775,000 - 245 Precedence View, Cochrane

MLS® #A2210576

**\$775,000**

4 Bedroom, 3.00 Bathroom, 1,911 sqft  
Residential on 0.15 Acres

River Song, Cochrane, Alberta

Welcome to Precedence in Cochrane, where riverside living meets everyday convenience just minutes from schools, Spray Lakes Rec Centre, downtown shopping, restaurants, and with quick access to Calgary or the mountains. This 2022-built, solar-powered home sits on a massive pie-shaped lot and offers nearly 3,000 sq.ft. of finished space across three levels, combining high-end design with long-term cost savings thanks to a full solar panel system that significantly reduces your monthly electricity bills. The main floor features a bright open-concept layout with soaring ceilings, oversized windows, a sleek electric fireplace, and a chef-inspired kitchen with two-tone cabinetry, quartz counters, a gas stove, walk-through pantry, and upgraded floor-to-ceiling tilework. The upper level offers a bonus room, upper laundry, two additional bedrooms, and a luxurious primary suite with heated floors, a steam shower, soaker tub, double quartz sinks, and a large walk-in closet. The finished basement includes a spacious family room, exercise area, fourth bedroom, and full bath. Outside, enjoy a fully landscaped backyard, oversized deck with gas line, and a custom shed for extra storage. Additional highlights include a double attached garage with mezzanine storage, Kinetico water softener, radon mitigation system, hot/cold exterior water access, and direct access to nearby river trails and green space. This home blends luxury, energy efficiency, and lifestyle in one of Cochrane's most desirable



communities.

Built in 2021

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2210576    |
| Price          | \$775,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,911       |
| Acres          | 0.15        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 245 Precedence View |
| Subdivision | River Song          |
| City        | Cochrane            |
| County      | Rocky View County   |
| Province    | Alberta             |
| Postal Code | T4C 2W8             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)                                     |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                  |
| Cooling           | None                                                                                                        |
| Fireplace         | Yes                                                                                                         |

|                 |                |
|-----------------|----------------|
| # of Fireplaces | 1              |
| Fireplaces      | Electric       |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

### **Exterior**

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, BBQ gas line     |
| Lot Description   | Back Yard, Pie Shaped Lot |
| Roof              | Asphalt Shingle           |
| Construction      | Vinyl Siding              |
| Foundation        | Poured Concrete           |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 3                |
| Zoning         | R-MX             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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