

# \$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	10
Zoning	R-MX

## Listing Details

Listing Office	eXp Realty
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