

**135 Precedence Hill**  
**Cochrane, Alberta**

**MLS # A2319827**



**\$1,134,900**

<b>Division:</b>	Precedence		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,616 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>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Greenbelt, Landscaped, No Neigh		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic 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>	Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Garage Opener + Remote, All Blinds, Wine Fridge in Basement, 2 Circle Mirrors in Dining, All Wall Mirrors

**OPEN HOUSE!! SAT JUNE 13th 12-4PM & SUN JUNE 14th 12-2pm !!** Welcome to 135 Precedence Hill!! A beautiful 2 storey home with 3,691 sq ft of total living space. This exceptional former show home, by Jayman BUILT's is set on a distinctive pie-shaped lot with an elevated vantage point, capturing breathtaking panoramic views of the Rocky Mountains, Bow River valley, and downtown Cochrane. Thoughtfully designed for luxury, comfort, and entertaining, this fully developed home offers 4 bedrooms, 3.5 bathrooms, a spacious second-floor bonus room, a main-floor flex room, and a dedicated enclosed theatre room. The chef-inspired kitchen features premium finishes and flows seamlessly into the open-concept living and dining areas, where expansive windows frame the spectacular scenery beyond. The professionally developed basement also features a wet bar, guest bedroom, full bathroom, generous storage space, and convenient side access, offering exceptional flexibility for entertaining, accommodating guests, and everyday living. As a former showhome, the property showcases designer finishes, custom wallpaper, upgraded lighting, smart-home technology, and carefully curated details throughout. Energy-efficient features include 14 SOLAR PANELS, triple-pane windows, air conditioning, UV-C air purification, a garden irrigation system, and a high-efficiency hybrid heating and cooling system. Step onto the expansive rear deck and experience some of the most impressive views in Cochrane. By day, enjoy sweeping mountain and river valley vistas. By night, take in spectacular stargazing, meteor showers, and the occasional northern lights display dancing across Alberta's skies. Abundant wildlife throughout the area further enhances the home's connection to nature. Enjoy the perfect balance of tranquility and convenience, with

schools, shopping, dining, recreation, and downtown Cochrane all just minutes away. This is a rare opportunity to own a luxury view property that seamlessly blends sophisticated design, modern efficiency, and breathtaking natural beauty. Call today to view!