

# \$549,900 - 104 Precedence Way, Cochrane

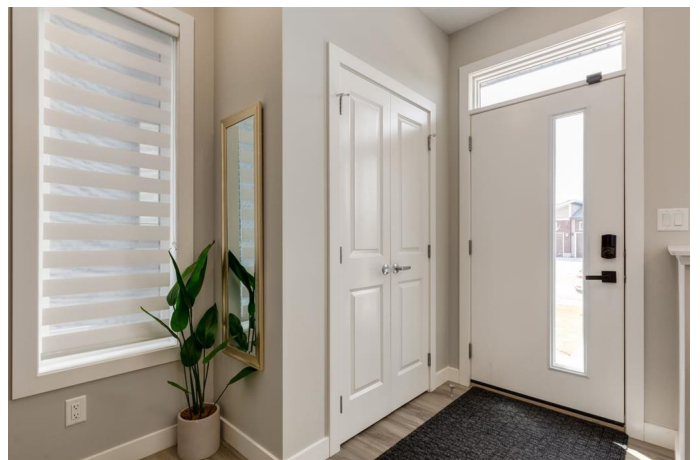
MLS® #A2212222

**\$549,900**

4 Bedroom, 4.00 Bathroom, 1,443 sqft  
Residential on 0.07 Acres

Precedence, Cochrane, Alberta

Welcome to this beautifully upgraded end-unit townhome—a perfect blend of style, space, and functionality. From the moment you step inside, you’ll notice the luxury vinyl plank flooring that flows throughout the main level, leading you into a bright and airy west-facing living room filled with natural light. The modern kitchen is sure to impress with its stainless steel appliances and direct access to a sunny private deck—ideal for morning coffee or evening relaxation. Upstairs, you’ll find three generously sized bedrooms, including a spacious primary suite with a walk-in closet and 4-piece ensuite. A second full bathroom and convenient upstairs laundry add to the home's everyday ease. Additional features include custom silhouette blinds throughout, central A/C, and a fully finished sunshine basement complete with a large rec room, fourth bedroom, and a third full bathroom—perfect for guests, a home office, or entertainment space. Enjoy the outdoors with a BBQ-ready deck and take advantage of the double detached garage for secure parking and extra storage. This home offers everything you need for comfortable, stylish living in a sought-after community. Don’t miss your chance, schedule your showing today!



Built in 2021

## Essential Information

MLS® #

A2212222

Price	\$549,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,443
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	104 Precedence Way
Subdivision	Precedence
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2A4

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 16th, 2025
Days on Market	5
Zoning	R-MD

### **Listing Details**

Listing Office	Real Broker
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