

\$539,900 - 116 Precedence Way N, Cochrane

MLS® #A2252922

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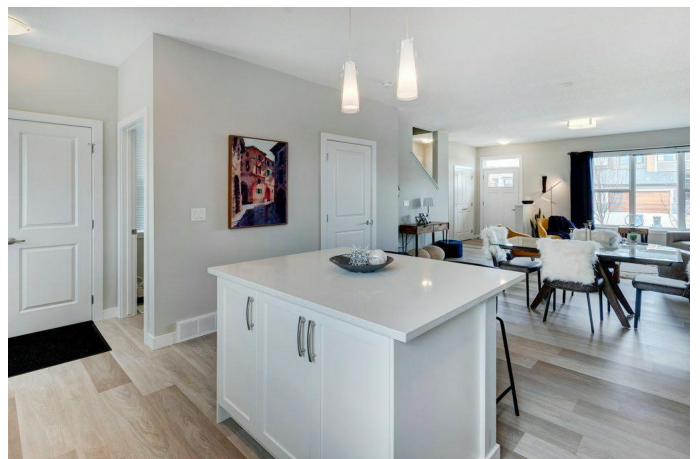
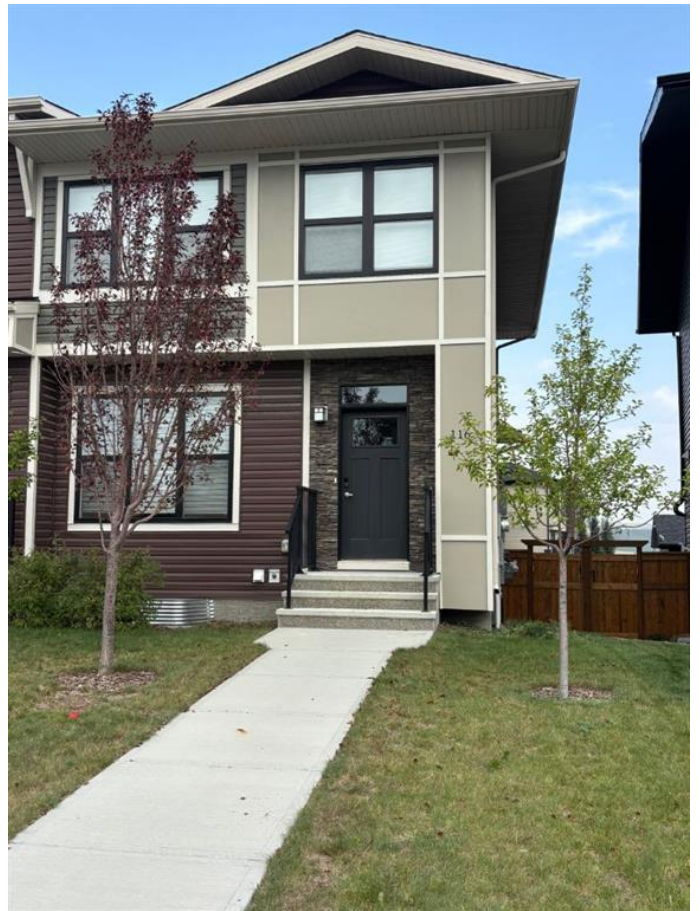
3 Bedroom, 3.00 Bathroom, 1,400 sqft
Residential on 0.07 Acres

Precedence, Cochrane, Alberta

Welcome to your new townhome in the desirable community of Precedence!

This amazing property is located in a quiet neighborhood that offers a true "small town feel" while providing convenient access to everything Cochrane has to offer. Nearby you'll find shopping, parks, walking and biking paths, the SLS Rec Centre, golf course, driving range, and 20 brand-new Pickleball courts – a fantastic amenity for recreation and community connection.

Commuting is a breeze with just a 10 minute drive to Trans-Canada Highway, giving you quick connections to Calgary, Canmore, Banff, and Lake Louise.



Property Highlights:

- 3 bedrooms / 2.5 bathrooms
- 1,400 sq. ft. of thoughtfully designed living space
- Modern open-concept main floor with abundant natural light
- Stylish kitchen with quality finishes and functional layout
- Spacious primary suite with ensuite and walk-in closet
- Unfinished basement offering excellent future development potential
- Double detached garage
- Landscaped & fenced backyard
- NO condo fees!

This home combines modern comfort with an unbeatable location – perfect for those seeking community living with easy access to amenities and mountain getaways.

Built in 2022

Essential Information

MLS® #	A2252922
Price	\$539,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,400
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	116 Precedence Way N
Subdivision	Precedence
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C0V8

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Front Yard, Lands
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	5
Zoning	R - 3

Listing Details

Listing Office	RE/MAX Alpine Realty
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