

# \$694,496 - 92 Willow Street, Cochrane

MLS® #A2211055

**\$694,496**

3 Bedroom, 4.00 Bathroom, 1,602 sqft

Residential on 0.08 Acres

The Willows, Cochrane, Alberta

Modern family home with legal basement suite & park views – Move-in ready! This beautifully upgraded 3-bedroom, 3.5-bathroom detached home delivers everything today’s buyers are looking for – stylish design, functional layout, and smart investment potential with a FULLY FINISHED BASEMENT SUITE and SEPARATE SIDE ENTRANCE. Ideally situated directly across from a park with no front neighbors, you'll enjoy peaceful views and extra privacy in a family-friendly, vibrant community. Step inside and you’re greeted by IN-FLOOR HEATING on the main level, 9-FOOT CEILINGS, and large SOUTH-FACING windows that fill the space with natural light. The white kitchen cabinets, quartz countertops, and open-concept design create a clean, modern vibe that flows from the stylish kitchen to the dining area and out to your back deck – with a pergola tucked beside it for outdoor dining or relaxing in the sun. Upstairs, you’ll find 3 spacious bedrooms, including a primary suite with walk-in closet & private ensuite – your perfect retreat after a long day. One of the standout features? A fully finished legal basement bachelor suite with separate side entrance – ideal for rental income, hosting guests, or multi-generational living. Extra upgrades include designer feature walls, a water softener, and a fenced backyard – great for kids, pets, or your dream garden. This home is the perfect mix of style, comfort, and flexibility – whether you're



buying your first home, growing your investment portfolio, or settling into a community youâ€™ll love. Book a showing today and come see why this one checks every box. Letâ€™s make YOUR dreamsâ€¦ REALTY!

Built in 2022

**Essential Information**

MLS® #	A2211055
Price	\$694,496
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,602
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	92 Willow Street
Subdivision	The Willows
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2S8

**Amenities**

Parking Spaces	3
Parking	Covered, Parking Pad

**Interior**

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s)
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Appliances	Dishwasher, Dryer, Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 17th, 2025
Days on Market	2
Zoning	R-MX

## Listing Details

Listing Office	Royal LePage Benchmark
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