

\$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, Walk-In Closet(s), Soaking Tub
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Appliances	Dishwasher, Dryer, Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer, Washer/Dryer, Window Coverings, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Electric
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	8
Zoning	R-MX

Listing Details

Listing Office	Royal LePage Benchmark
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