

# \$634,700 - 104 Willow Street, Cochrane

MLS® #A2244074

**\$634,700**

4 Bedroom, 4.00 Bathroom, 1,517 sqft

Residential on 0.08 Acres

The Willows, Cochrane, Alberta

Welcome to this beautifully maintained, open-concept home located in the sought-after community of The Willows! From the moment you arrive, the charm is undeniable featuring a spacious front veranda perfect for relaxing with a coffee or enjoying the nearby park views. Step inside to soaring 9'™ ceilings and hardwood floors throughout the main level, creating a bright, airy, and welcoming atmosphere. The modern kitchen is a showstopper, offering white quartz countertops, stainless steel appliances, a striking backsplash, and rich cabinetry that blends function with style. The layout flows seamlessly into the central dining area and cozy living room with a gas fireplace, making it the perfect setting for entertaining or everyday living. Upstairs, the primary bedroom retreat features a gorgeous feature wall, large windows, a spacious walk-in closet, and a private 4-piece ensuite with plenty of room to unwind. Two additional bedrooms offer great space and natural light, while the conveniently located upper-floor laundry sits between all the bedrooms ideal for busy households. The separate-entry basement suite offers outstanding flexibility, complete with its own kitchen (island, cabinetry, appliances, and shelving), a large bedroom, a 3-piece bathroom, and potential for separate laundry. Whether you're looking for a mortgage helper, extended family space, or rental income, this level is move-in ready and fully functional. The backyard is designed with both style and



functionality in mind. Step onto a spacious custom-built deck with a pergola, integrated table and bench seating, and even a built-in sandbox for the kids. The space was carefully curated for ambiance, fun, and easy outdoor living. The double detached garage is a true bonus, fully equipped with a heater, EV charging plug, built-in speakers, and a motorized staircase leading up to the rafters for extra storage perfect for the hobbyist, tinkerer, or craftsperson family. This is more than a house, itâ€™s a lifestyle in a family-friendly, vibrant community close to parks, schools, and everyday amenities. Don't miss your opportunity to make this move-in ready, upgraded home your own. Book your private showing today!

Built in 2015

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2244074    |
| Price          | \$634,700   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,517       |
| Acres          | 0.08        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 104 Willow Street |
| Subdivision | The Willows       |
| City        | Cochrane          |
| County      | Rocky View County |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T4C 0X9 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Wired for Sound |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings           |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                                           |
| Cooling           | Central Air                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                                               |
| Fireplaces        | Gas                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                             |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                                                                                           |

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior Features | Lighting, Private Yard, Storage                                                                 |
| Lot Description   | Back Lane, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Private, Yard Lights |
| Roof              | Asphalt Shingle                                                                                 |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                                              |
| Foundation        | Poured Concrete                                                                                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 3               |
| Zoning         | R-MX            |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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