

# \$664,900 - 273 Willow Park, Cochrane

MLS® #A2200614

**\$664,900**

3 Bedroom, 3.00 Bathroom, 1,687 sqft  
Residential on 0.08 Acres

The Willows, Cochrane, Alberta

Bright & Beautiful Home in Cochrane â€“  
Move-In Ready!

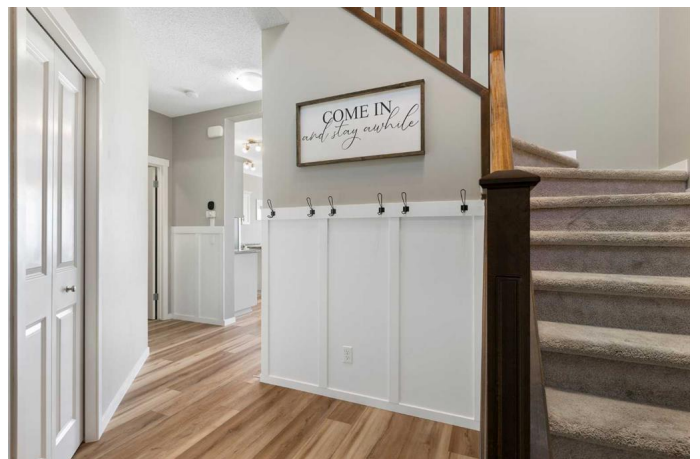
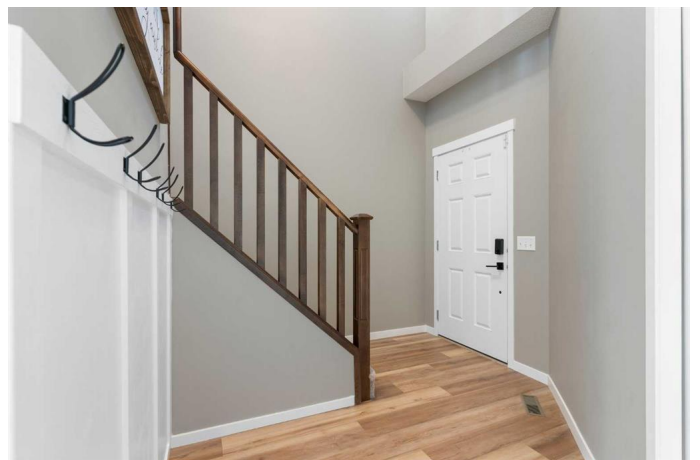
Welcome to 273 Willow Park, Cochrane, a beautifully maintained home in a prime location. Filled with natural light and designed for both comfort and style, this home features brand-new luxury vinyl plank flooring that adds a modern touch and durability throughout.

The kitchen features stainless steel appliances, including a gas range, offering both functionality and efficiency. The open-concept layout flows seamlessly into the dining and living areas, where a cozy gas fireplace provides the perfect spot to unwind.

Step outside to enjoy the fully fenced backyard, offering a private retreat with ample space for kids, pets, or summer BBQs. Whether you're relaxing on the patio or envisioning future landscaping projects, this backyard is ready for your personal touch. You will be comfortable all summer long with the home Air Conditioning! All winter long your home will feature permanent Gem Stone Christmas Lights.

This home also includes an unfinished basement, ready for your customizationâ€”whether you dream of extra living space, a home gym, or a recreation area, the possibilities are endless.

Located in the desirable Willow community,



this home is ideally positioned for convenience. You're within walking distance to Bow Valley High School and Fireside Elementary, with easy access to downtown Cochrane for shopping, dining, and entertainment. Plus, with just a 7-minute drive to the Trans-Canada Highway, commuting to Calgary or escaping to the mountains is effortless.

This well-cared-for home is move-in ready and offers an excellent opportunity for families, professionals, or anyone looking to enjoy the charm of Cochrane with modern comforts.

Don't miss out—schedule your private showing today!

Built in 2014

### Essential Information

MLS® #	A2200614
Price	\$664,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,687
Acres	0.08
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	273 Willow Park
Subdivision	The Willows
City	Cochrane
County	Rocky View County

Province Alberta  
Postal Code T4C 0W1

### Amenities

Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Pantry  
Appliances Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Oven, Refrigerator, Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Features None  
Lot Description Back Yard, Front Yard  
Roof Asphalt Shingle  
Construction Concrete, Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed March 11th, 2025  
Days on Market 28  
Zoning R-MX

### Listing Details

Listing Office Royal LePage Benchmark

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