

\$527,500 - 197 Willow Green, Cochrane

MLS® #A2210979

\$527,500

3 Bedroom, 3.00 Bathroom, 1,297 sqft

Residential on 0.08 Acres

The Willows, Cochrane, Alberta

Beautifully designed three-bedroom home offering modern living on a quiet, family-friendly street! Located in the desirable community of The Willows, this meticulously maintained property showcases numerous upgrades and thoughtful details throughout. A charming covered front porch welcomes you into the bright, open-concept main floor, featuring 9-foot ceilings and rich hardwood flooring. The heart of the home is the kitchen, ideal for both everyday living and entertaining. It boasts a large island, quartz countertops, stainless steel appliances, a tiled backsplash, and a double-door pantry offering excellent storage. The spacious living and dining areas provide flexibility for hosting large gatherings, enjoying cozy movie nights, or setting up a kids'™ play space or study area. Upstairs, the smart layout continues with a convenient upper-level laundry, making household routines a breeze. The primary suite offers a relaxing escape with two closets, including a walk-in, and a private ensuite. Two additional bedrooms offer versatilityâ€”perfect for childrenâ€™s rooms, guest accommodations, or home offices. A second full bathroom completes this level. The unspoiled basement is ready for your future developmentâ€”whether you envision a rec room, home gym, or an additional bedroom and bath. Step outside into your sunny south-facing backyard, beautifully landscaped with a custom-built tiered deckâ€”ideal for summer BBQs, outdoor dining, or simply



relaxing in your private retreat. This move-in-ready home is a must-see! Book your showing today before itâ€™s gone!

Built in 2017

Essential Information

MLS® #	A2210979
Price	\$527,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,297
Acres	0.08
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	197 Willow Green
Subdivision	The Willows
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0Y9

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Open Floorplan, See Remarks
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement	Full, Unfinished
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Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2025
Days on Market	9
Zoning	R-MX

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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