

\$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 SUITE & PARK VIEWS – MOVE-IN READY!

This beautifully upgraded 3-bedroom, 3.5-bathroom detached home is the complete package for today's buyers – offering stylish design, a functional layout, and incredible income potential with a **FULLY FINISHED LEGAL BASEMENT SUITE** and **SEPARATE SIDE ENTRANCE**. Perfectly located across from a park with no front neighbors, you'll enjoy peaceful views and extra privacy in this family-friendly, vibrant community. Inside, enjoy **IN-FLOOR HEATING** on the main level, **9-FOOT CEILINGS**, and large **SOUTH-FACING WINDOWS** that flood the home with natural light. A bright white kitchen with quartz countertops and an open-concept layout creates a modern, welcoming space that flows effortlessly into the dining area and onto your private deck – complete with a pergola for relaxing or entertaining outdoors. Upstairs, you'll find three spacious bedrooms, including a primary suite with a walk-in closet and private ensuite – your personal retreat after a long day. One of the standout features? A **FULLY FINISHED BASEMENT LEGAL SUITE** – thoughtfully designed as a bachelor suite with its own private side entrance. Whether you're looking for a high-earning **RENTAL UNIT**, a mortgage helper, an in-law suite, or multi-generational living, this **FINISHED SUITE** offers endless possibilities. Extra upgrades include designer accent walls, a water



softener, and a fully fenced backyard – perfect for kids, pets, or creating a private garden oasis. Whether you're an investor building your portfolio, a family needing multi-generational living space, or a homeowner wanting immediate rental income, this property checks every box. Plus, with a LEGAL SECONDARY SUITE already fully approved and move-in ready, you skip the \$70,000–\$100,000 cost and months of construction typically needed to build one. Book a showing today and come see why this one checks every box. Let’s make YOUR dreams a 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) |
| 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, Suite |

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 | 10 |
| Zoning | R-MX |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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