\$694,496 - 92 Willow Street, Cochrane

MLS® #A2211055

\$694,496

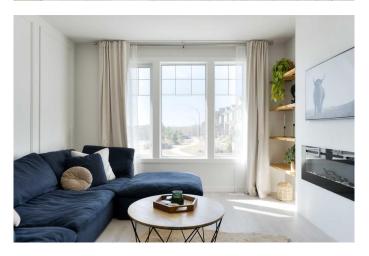
3 Bedroom, 4.00 Bathroom, 1,602 sqft Residential on 0.08 Acres

The Willows, Cochrane, Alberta

MODERN FAMILY HOME WITH LEGAL SUITE & PARK VIEWS â€" MOVE-IN READY! This beautifully upgraded 3-bedroom, 3.5-bathroom detached home is the complete package for today's buyers â€" 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'II 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 â€" 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 â€" your personal retreat after a long day. One of the standout features? A FULLY FINISHED BASEMENT LEGAL SUITE â€" 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 â€" 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 \$70,000â€"\$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 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, 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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