

\$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	2
Zoning	R-MX

Listing Details

Listing Office	Grassroots Realty Group
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