

# \$594,500 - 76 Willow Street, Cochrane

MLS® #A2253096

## \$594,500

3 Bedroom, 3.00 Bathroom, 1,493 sqft

Residential on 0.09 Acres

The Willows, Cochrane, Alberta

Welcome to 76 Willow Street, Cochrane â€“ where modern comfort meets everyday functionality in one of Cochraneâ€™s most loved neighbourhoods.

Step up to the inviting front porch and into a bright, open-concept main floor designed for easy living. Rich new flooring flows through the living area into a chef-inspired kitchen featuring quartz countertops, stainless steel appliances, and a large breakfast bar perfect for casual meals or entertaining friends. A thoughtfully designed corner pantry with built-in shelving keeps everything organized, while accent walls add personality and warmth throughout.

Upstairs, the primary suite feels like a true retreat. The spacious bedroom easily fits a king-size bed and still leaves room for a cozy reading nook or sitting area. A generous walk-in closet keeps everything neatly organized, while the ensuite is designed with daily comfort in mind. Dual sinks set in a sleek vanity provide space to get ready side by side, and the modern finishes create a spa-like atmosphere that makes mornings brighter and evenings more relaxing.

Two additional bedrooms share a modern full bathroom, thoughtfully designed to suit guests, kids, or a flexible home office.

The basement offers endless potential to



create a space that truly fits your lifestyle. With roughed-in plumbing already in place, youâ€™ll have a head start on adding another bathroom. The open layout means you can dream big â€“ whether itâ€™s a family movie lounge, a fitness area, a stylish guest suite, or even a creative workspace. Bright windows ensure it wonâ€™t feel like an afterthought, giving you the flexibility to expand your living space as your needs evolve.

Outside, enjoy your fully fenced backyard with a deck and patio area â€“ ideal for summer barbecues or cozy evenings. A double detached garage provides secure parking and extra storage, while front and rear gates make access easy.

Living in The Willows means more than just a home â€“ itâ€™s a lifestyle. Explore walking paths, parks, and a soon-to-come new school site just steps away. With quick access to both the mountains and Calgary, this is the perfect balance of small-town charm and modern convenience.

Donâ€™t miss your chance to call this beautifully upgraded home yours. Book your showing today and Letâ€™s make YOUR dreamsâ€¦ Realty!

Built in 2018

**Essential Information**

MLS® #	A2253096
Price	\$594,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,493
Acres	0.09

Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	76 Willow Street
Subdivision	The Willows
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2S8

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Double Vanity, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, ENERGY STAR Qualified Appliances, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Private, Rectangular Lot, Street Lighting, Yard Lights
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 4th, 2025
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Days on Market 3  
Zoning R-MX

Listing Details

Listing Office Royal LePage Benchmark

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