

# \$694,496 - 92 Willow Street, Cochrane

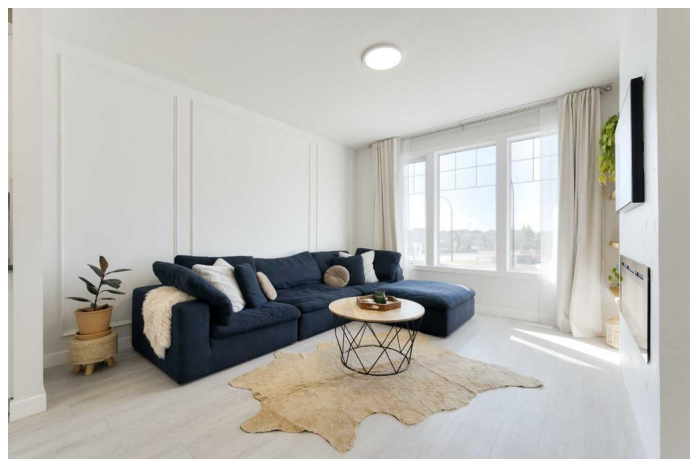
MLS® #A2211055

**\$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 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 | 15               |
| Zoning         | R-MX             |

## Listing Details

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

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