

# \$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	13
Zoning	R-MX

## Listing Details

Listing Office	Royal LePage Benchmark
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