

\$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	18
Zoning	R-MX

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.