

# \$659,000 - 273 Willow Park, Cochrane

MLS® #A2215366

**\$659,000**

3 Bedroom, 3.00 Bathroom, 1,687 sqft

Residential on 0.08 Acres

The Willows, Cochrane, Alberta

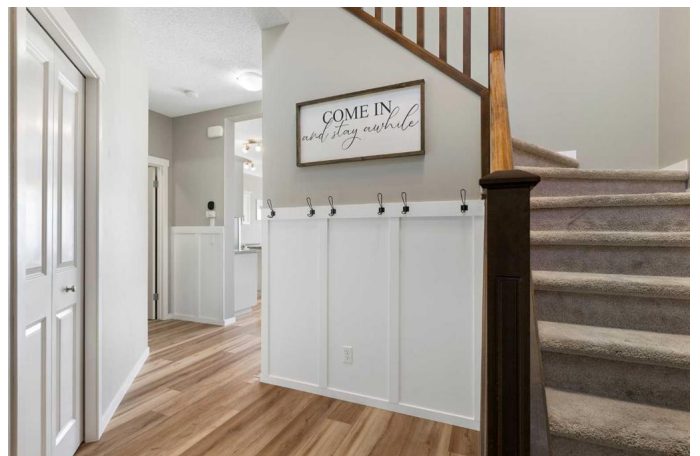
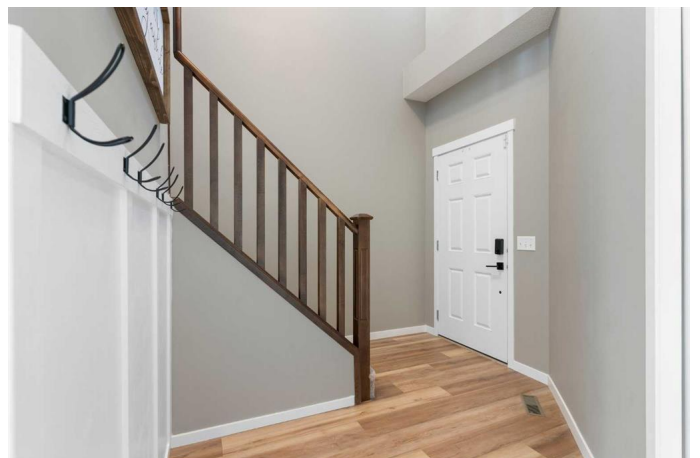
Welcome to 273 Willow Park, Cochrane—a beautifully maintained home in an unbeatable location. Located close to the Bow Valley High School and minutes away from Fireside Elementary. Flooded with natural light and thoughtfully designed for comfort and style, this home offers inviting spaces throughout.

The kitchen is equipped with stainless steel appliances, including a gas range for added functionality and efficiency. The open-concept layout seamlessly connects the kitchen, dining, and living areas, where a cozy gas fireplace invites you to relax and unwind.

Step outside to a fully fenced backyard, offering a private retreat with plenty of space for kids, pets, and summer barbecues. Whether you're enjoying the patio or planning future landscaping, the backyard is ready for your personal touch. Stay cool in the summer with central air conditioning, and enjoy hassle-free holiday decorating in the winter with permanent Gemstone Christmas lights installed.

The home also features an unfinished basement, providing endless possibilities—whether you envision extra living space, a home gym, or a recreation area, the choice is yours.

Located in the desirable Willow community, just a quick trip take a quick trip to downtown



Cochrane for shopping, dining, and entertainment. With multiple ways of accessing the community. Just a 7-minute drive to the Trans-Canada Highway, commuting to Calgary or heading to the mountains is a breeze.

Move-in ready and meticulously cared for, this home is perfect for families, professionals, or anyone looking to enjoy the charm of Cochrane with modern comforts. Don't miss this opportunity—schedule your private showing today!

Built in 2014

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2215366    |
| Price          | \$659,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,687       |
| Acres          | 0.08        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 273 Willow Park   |
| Subdivision | The Willows       |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 0W1           |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

## Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Pantry                                                                                         |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Oven, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                        |
| Cooling           | Central Air                                                                                    |
| Fireplace         | Yes                                                                                            |
| # of Fireplaces   | 1                                                                                              |
| Fireplaces        | Gas                                                                                            |
| Has Basement      | Yes                                                                                            |
| Basement          | Full, Unfinished                                                                               |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | None                   |
| Lot Description   | Back Yard, Front Yard  |
| Roof              | Asphalt Shingle        |
| Construction      | Concrete, Vinyl Siding |
| Foundation        | Poured Concrete        |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 3rd, 2025 |
| Days on Market | 6             |
| Zoning         | R-MX          |

## Listing Details

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

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