

# \$694,900 - 20 Willow Park Point, Cochrane

MLS® #A2192095

**\$694,900**

4 Bedroom, 4.00 Bathroom, 1,962 sqft  
Residential on 0.10 Acres

The Willows, Cochrane, Alberta

A Modern Retreat in the Heart of Cochrane!

Imagine coming home to a place that blends style, comfort, and convenience seamlessly. This stunning 4-bedroom + second floor den, 3.5-bathroom home, nestled in the heart of Cochrane, is the perfect space to create lifelong memories. With over 2500 sq. ft. of meticulously designed living space, this two-storey gem is move-in ready, offering modern elegance and thoughtful details at every turn.

Step through the front door and into a beautifully designed black-and-white kitchen—a showstopper with gleaming quartz countertops, sleek cabinetry, and stylish finishes. Whether you're cooking up a gourmet meal or gathering with loved ones, this space was built for both function and beauty.

Upstairs, a cozy den overlooks a peaceful green space, making it the perfect retreat for a home office, reading nook, or creative escape. Each bedroom is a haven of relaxation, designed to offer comfort and privacy for family and guests alike.

The professionally finished basement provides even more room to live, work, and play. Whether you dream of a home theater, a games room, or a guest suite, this flexible space is ready to adapt to your needs.



Location matters, and this home delivers. Schools, picturesque parks with playgrounds, and endless walking and biking trails are all just moments away, ensuring a lifestyle that balances urban convenience with the beauty of nature.

This home isn't just move-in ready, it's waiting for you to make it your own. Don't miss out on this incredible opportunity—schedule your private tour today and experience the best of Cochrane living! Let's make YOUR dreams... Realty!

Built in 2022

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2192095    |
| Price          | \$694,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,962       |
| Acres          | 0.10        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 20 Willow Park Point |
| Subdivision | The Willows          |
| City        | Cochrane             |
| County      | Rocky View County    |
| Province    | Alberta              |
| Postal Code | T4C2V3               |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front |
| # of Garages   | 2   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Low Flow Plumbing Fixtures, Storage  |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Convection Oven, Electric Cooktop, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Washer, Humidifier |
| Heating           | High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Natural Gas, Fireplace(s), Make-up Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room, Mantle, Tile   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line  |
| Lot Description   | Back Yard, City Lot, Landscaped, Low Maintenance Landscape, Rectangular Lot, Cul-De-Sac, Sloped |
| Roof              | Asphalt Shingle   |
| Construction      | Stone, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 6th, 2025 |
| Days on Market | 65                 |
| Zoning         | R-MX               |

### **Listing Details**

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

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