

\$594,500 - 76 Willow Street, Cochrane

MLS® #A2253096

\$594,500

3 Bedroom, 3.00 Bathroom, 1,493 sqft

Residential on 0.09 Acres

The Willows, Cochrane, Alberta

Welcome to 76 Willow Street, Cochrane – where modern comfort meets everyday functionality in one of Cochrane’s most loved neighbourhoods.

Step up to the inviting front porch and into a bright, open-concept main floor designed for easy living. Rich new flooring flows through the living area into a chef-inspired kitchen featuring quartz countertops, stainless steel appliances, and a large breakfast bar perfect for casual meals or entertaining friends. A thoughtfully designed corner pantry with built-in shelving keeps everything organized, while accent walls add personality and warmth throughout.

Upstairs, the primary suite feels like a true retreat. The spacious bedroom easily fits a king-size bed and still leaves room for a cozy reading nook or sitting area. A generous walk-in closet keeps everything neatly organized, while the ensuite is designed with daily comfort in mind. Dual sinks set in a sleek vanity provide space to get ready side by side, and the modern finishes create a spa-like atmosphere that makes mornings brighter and evenings more relaxing.

Two additional bedrooms share a modern full bathroom, thoughtfully designed to suit guests, kids, or a flexible home office.

The basement offers endless potential to



create a space that truly fits your lifestyle. With roughed-in plumbing already in place, youâ€™ll have a head start on adding another bathroom. The open layout means you can dream big â€“ whether itâ€™s a family movie lounge, a fitness area, a stylish guest suite, or even a creative workspace. Bright windows ensure it wonâ€™t feel like an afterthought, giving you the flexibility to expand your living space as your needs evolve.

Outside, enjoy your fully fenced backyard with a deck and patio area â€“ ideal for summer barbecues or cozy evenings. A double detached garage provides secure parking and extra storage, while front and rear gates make access easy.

Living in The Willows means more than just a home â€“ itâ€™s a lifestyle. Explore walking paths, parks, and a soon-to-come new school site just steps away. With quick access to both the mountains and Calgary, this is the perfect balance of small-town charm and modern convenience.

Donâ€™t miss your chance to call this beautifully upgraded home yours. Book your showing today and Letâ€™s make YOUR dreamsâ€¦ Realty!

Built in 2018

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2253096 |
| Price | \$594,500 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,493 |
| Acres | 0.09 |

| | |
|------------|-------------|
| Year Built | 2018 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 76 Willow Street |
| Subdivision | The Willows |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 2S8 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Bathroom Rough-in, Breakfast Bar, Double Vanity, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, ENERGY STAR Qualified Appliances, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Lighting, Private Yard |
| Lot Description | Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Private, Rectangular Lot, Street Lighting, Yard Lights |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|-------------|---------------------|
| Date Listed | September 4th, 2025 |
|-------------|---------------------|

| | |
|----------------|------|
| Days on Market | 3 |
| Zoning | R-MX |

Listing Details

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

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