

\$499,900 - 173 Willow Green, Cochrane

MLS® #A2243519

\$499,900

3 Bedroom, 3.00 Bathroom, 1,374 sqft

Residential on 0.06 Acres

The Willows, Cochrane, Alberta

A TRUE GEM -- owner-occupied and cherished! This is the one you've been waiting for! Beautifully maintained half-duplex in desirable Cochrane! This spacious 3-bedroom, 2.5-bath home offers comfort, practicality, and move-in readiness. The fully developed basement adds incredible versatility with a large family/entertainment area, wet bar, dedicated gym, office space, and plenty of storage. This home has an additional backyard shed.

On the main floor, enjoy the convenience of laundry and a mudroom that opens directly onto a generous deck—perfect for relaxing or hosting family and friends. The well-kept backyard, durable non-carpeted basement flooring, and charming front porch add even more usable space for everyday living.

Thoughtfully designed and carefully cared for, this home makes the most of every square foot—an excellent choice for families of all sizes looking for value and lifestyle in Cochrane.

Built in 2016

Essential Information

MLS® # A2243519

Price \$499,900



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,374
Acres	0.06
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey
Status	Active

Community Information

Address	173 Willow Green
Subdivision	The Willows
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0Y9

Amenities

Parking Spaces	1
Parking	Parking Pad

Interior

Interior Features	Closet Organizers, Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Dryer, Electric Oven, Microwave, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Level, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 20th, 2025
Days on Market 68
Zoning R-MX

Listing Details

Listing Office One Percent Realty

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.