

# \$549,900 - 156 Willow Street, Cochrane

MLS® #A2266115

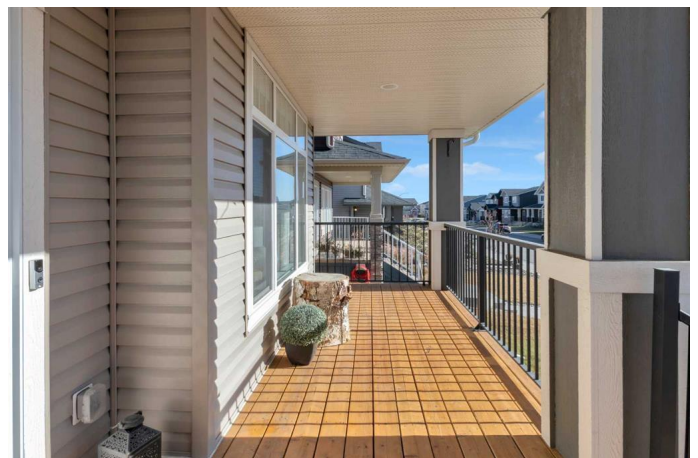
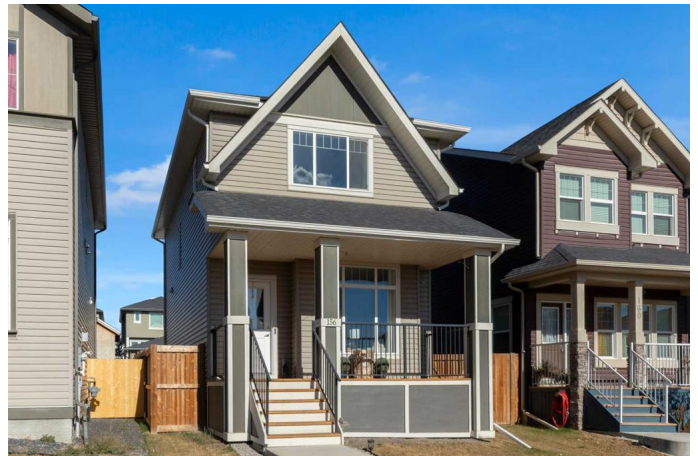
**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,494 sqft

Residential on 0.08 Acres

The Willows, Cochrane, Alberta

This bright and sunny, open-concept main floor plan embraces a warm & modern aesthetic with 9'™ knock-down ceilings and hardwood floors. The spacious living room flows seamlessly into the dining area & kitchen boasting full-height cabinets, soft close drawers and doors, double door -built in pantry, quartz counters and generous breakfast bar. This dream kitchen is not only a joy to prepare meals in, but a space family & friends will gravitate to. Access the rear deck and fenced yard through the back entrance boasting convenient and attractive mud room with custom wood lockers and 2-piece bath. Upper level includes spacious, sunny, primary retreat, roomy ensuite with extra-long quartz counters and oversized walk-in shower. Convenient laundry space, 4-piece bath with quartz counters & two additional bedrooms complete the upper floor. custom site-built wooden shelving in closets throughout. Low E PVC windows, high efficiency furnace, HRV-Heat Recovery Ventilation system, and 50-gal gas hot water tank. Roughed in plumbing in basement and double-car, gravelled parking pad off paved lane for future development. Enjoy the south facing front covered porch year-round, the miles of pathways throughout the community and hundreds of acres of nature reserve. Walking distance to school, parks, shopping & transit and easy access in and out of the community with two entrance points.



Built in 2018

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2266115    |
| Price          | \$549,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,494       |
| Acres          | 0.08        |
| Year Built     | 2018        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 156 Willow Street |
| Subdivision | The Willows       |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 0X9           |

## Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Parking Spaces | 2                                                |
| Parking        | Alley Access, Off Street, On Street, Parking Pad |

## Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave, Range, Refrigerator, Window Coverings                                                                                                    |
| Heating           | Forced Air                                                                                                                                                      |
| Cooling           | None                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Full                                                                                                                                                            |

## Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Private Yard                                       |
| Lot Description   | Back Yard, Front Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                    |
| Construction      | Vinyl Siding, Wood Frame                           |
| Foundation        | Poured Concrete                                    |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 6                  |
| Zoning         | R-MX               |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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