



GRASSROOTS
REALTY GROUP

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**76 Willow Street
Cochrane, Alberta**

MLS # A2253096



\$594,500

Division:	The Willows		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,493 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Double Vanity, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)		
Inclusions:	Security System		

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, you'll have a head start on adding another bathroom. The open layout means you can dream big — whether it's a family movie lounge, a fitness area, a stylish guest suite, or even a creative workspace. Bright windows ensure it won'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 — 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 – it’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. Don’t miss your chance to call this beautifully upgraded home yours. Book your showing today and Let’s make YOUR dreams… Realty!