



**12 Willow Park Point
Cochrane, Alberta**

MLS # A2287950



\$609,900

Division:	The Willows		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,858 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, No Back Lane, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: \$8,000 Appliance Package Allowance Offered from the Builder to Trail Appliances

Nestled close to the majestic mountains and scenic walking paths, this spacious sanctuary awaits! Welcome to this inviting 3-bedroom, 1858 sq. ft. home designed with the modern family in mind. The main floor boasts an open-concept layout, offering generous central living space with gas fireplace which is perfect for gatherings and everyday life. The spacious kitchen is a chef's dream, complete with ample cabinetry quartz countertops and a large pantry for all your storage needs and an \$8,000 Trail Appliance package for you to pick out your own appliances. Entertaining is a breeze with the kitchen seamlessly flowing into the great room, where a built-in fireplace creates a cozy ambiance for hosting guests or relaxing with loved ones. Upstairs, a central bonus room awaits, providing flexible space for family enjoyment and relaxation. Whether it's a movie night, game day, or a quiet reading nook, this versatile area caters to your every need. Step into luxury with a spa-like 5-piece primary bathroom and an expansive walk-in closet, providing a retreat within your own home. The basement is undeveloped awaiting your vision and comes with a separate side entrance. With its thoughtful design and family-friendly features, this home offers both comfort and style for the modern homeowner. Step outside onto the expansive pressure-treated back deck, where you'll find the ideal spot for outdoor entertaining, summer barbecues, or simply basking in the sun with your morning coffee. With a large double attached garage and side entrance for its own basement access this house has it all. Don't miss the opportunity to make it yours today!