



**12 Willow Park Point  
Cochrane, Alberta**

**MLS # A2287950**



**\$609,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!