



**23 Willow Park Point  
Cochrane, Alberta**

**MLS # A2290338**



**\$645,000**

<b>Division:</b>	The Willows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,696 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<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, Wood Siding	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Playset outdoors (negotiable), the stove top is induction

Welcome to this immaculate, better-than-new 2023 home in the sought-after community of The Willows, perfectly positioned on a gorgeous oversized corner lot close to parks, schools, and all the amenities your family could want or need. Unlike buying brand new, this home is completely move-in ready with full professional landscaping, beautiful full fencing with built-in RV parking, and air conditioning already installed – saving you time and expense. Inside, you’ll love the bright open-concept layout with soaring high ceilings and luxury vinyl plank flooring flowing throughout. The stunning kitchen features quartz countertops, ample cabinetry, and generous prep space that opens seamlessly into the dining and living areas, ideal for both entertaining and everyday living. Upstairs offers three spacious bedrooms, including a serene primary retreat with a luxurious 5-piece ensuite, a full 4-piece bathroom, and a convenient 2-piece powder room on the main level. You’ll also find a big, beautiful upstairs laundry room and a bonus room perfect for a family lounge, playroom, or home office. The unfinished basement provides incredible future potential, while outside the huge SOUTH FACING DECK overlooks the fully landscaped yard. The child’s outdoor play structure is negotiable, adding even more family-friendly appeal. This is your opportunity to enjoy the perks of new construction without the added work – simply move in and enjoy.