



**26 Willow Drive  
Cochrane, Alberta**

**MLS # A2298651**



**\$500,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | The Willows   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 1,401 sq.ft.  | <b>Age:</b>   | 2013 (13 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Off Street, Parking Pad   |               |                   |
| <b>Lot Size:</b> | 0.08 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate  | <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>   | Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | N/A   |                   |      |

Perfectly situated facing Catkin Pond in the northeast corner of The Willows, this home offers an exceptional lifestyle surrounded by nature. Enjoy miles of scenic pathways and hundreds of acres of nearby nature reserve, all while being within walking distance to transit, schools, parks, gas station, convenience store & other amenities. With two convenient access points, commuting in and out of the community is effortless. Step inside to a warm and inviting main floor featuring a bright open-concept layout. The seamless flow between the living, dining, and kitchen areas creates an ideal space for both everyday living and entertaining. Large east-facing front windows fill the home with an abundance of natural light. The spacious kitchen is well-appointed with ample cabinetry and quartz countertops, offering both style and functionality. Downstairs, the undeveloped basement provides a blank canvas ready for your personal touch. Designed with comfort and connection in mind, this home is perfect for hosting gatherings with family and friends—creating lasting memories for years to come. Additional highlights include roughed-in plumbing in the basement and a double-car gravel parking pad off a paved lane, offering excellent potential for future development.