



**141 Willow Park  
Cochrane, Alberta**

**MLS # A2299821**



**\$582,000**

<b>Division:</b>	The Willows		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,784 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn		

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

**Inclusions:** Shed, blinds, pergola

Welcome to this beautifully maintained and well cared for 3-bedroom home offering 1783 sq ft of bright, functional space in one of Cochrane’s most family-friendly communities. Step inside to a warm and inviting main floor, where 9’ ceilings and natural light create an open, airy feel. At the heart of the home, the kitchen is both stylish and practical—featuring quartz countertops, maple cabinetry with 40 1/2" uppers, stainless steel appliances including a gas stove, a functional island, and a convenient walkthrough pantry that makes daily life just a little bit easier. Upstairs, a centrally located media room offers the perfect space for movie nights, a play area, or a quiet retreat. You’ll also find upper-floor laundry for added convenience, along with a spacious primary bedroom complete with a large walk-in closet and a 4-piece ensuite. Two additional bedrooms and a full bathroom provide room for family or guests. The unfinished basement is ready for your vision, offering plenty of potential to create the space you’ve been dreaming of. Outside, the south-facing backyard invites you to relax and enjoy—with a large deck and pergola setting the scene for summer evenings and weekend gatherings. Additional features include a finished and well-maintained double attached garage, a widened driveway, triple-pane windows, and functional mudroom built-ins that help keep everyday life organized. Ideally located just minutes from schools, parks, and pathways with quick access to Calgary (20 minutes), Downtown Calgary (30 minutes), and Canmore (1 hour). This is a home where convenience meets community—where you can truly settle in and feel at home. Book your showing today!