



**312 Willow Street
Cochrane, Alberta**

MLS # A2302589



\$425,000

Division:	The Willows		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,376 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Laminate Counters, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

WELCOME HOME to this AFFORDABLE and MOVE-IN READY 3 bed, 2.5 bath home in The Willows, offering nearly 1,400 sq ft of REFRESHED living space. Enjoy summer evenings on the west-facing covered front porch, then step inside to an open concept main floor featuring a bright kitchen with stainless steel appliances, gas stove, and quartz countertops that's ready for everything from quick breakfasts to weekend hosting. The main level also includes convenient laundry, a tucked-away half bath, and access to the fully fenced backyard with a 10' x 8' east-facing deck—perfect for pets, patio furniture, and your morning coffee. Upstairs offers three bedrooms including a primary suite with a 3-piece ensuite, plus an additional full bathroom. The undeveloped basement includes a bathroom rough-in and is ready for your future plans. Backlane access give you room for off street parking, or the opportunity to build that dream garage down the road. Located in the vibrant and sought-after community of Cochrane, with easy access to Calgary and the mountains, you'll love the scenic pathways, Bow River, charming downtown, an amazing sportsplex, and a local ice cream stop that's hard to beat. A great place to get into the market without compromise—don't miss your opportunity!