

# \$675,000 - 20 Willow Park Point, Cochrane

MLS® #A2192095

## \$675,000

5 Bedroom, 4.00 Bathroom, 1,962 sqft  
Residential on 0.10 Acres

The Willows, Cochrane, Alberta

\$20,000 Price Adjustment! This homeâ€™s incredible value just got even better! Welcome to 20 Willow Park Pointâ€”the perfect blend of modern luxury and small-town charm in the heart of Cochraneâ€™s coveted Willows community. This spacious five-bedroom, 3.5-bath home is ideally situated on a quiet cul-de-sac, offering the peace of suburban life without sacrificing quick access to Calgary or the mountains.

Why Youâ€™ll Love It Here

Upgrades Galore: From an eye-catching black-and-white kitchen with built-in stainless steel appliances to quartz countertops and MDF shelving in the pantry, every inch of this home is thoughtfully designed to impress.

Fully Finished, Move-In Ready: A professionally developed basement with 9 ft ceilings provides extra space for your home theatre, playroom, or fitness areaâ€”whatever fits your lifestyle!

Space to Grow: With five bedroomsâ€”four upstairs, one in the basementâ€”and convenient upstairs laundry, thereâ€™s room for families of all sizes and stages.

Outdoor Living: An extended rear deck with a BBQ gas line means ready-to-go summer cookouts. Plus, walking paths and the community playground are just steps away, perfect for kids, pets, or anyone craving fresh



air.

Future-Proof Location: Within walking distance to Cochrane’s newest approved elementary school site, near the public high school, and with easy highway access, you can live and grow here with complete peace of mind.

Seize this rare opportunity to own a like-new home in a family-friendly community that’s perfectly positioned for urban conveniences and mountain adventures. Experience the best of Cochrane: scenic walking trails, quaint local shops, top-rated schools, and that warm, small-town feel.

Don’t wait”book your private tour today and see for yourself why 20 Willow Park Point is ready to become your forever home and Let's make YOUR dreams... Realty!

Built in 2022

Essential Information

MLS® #	A2192095
Price	\$675,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,962
Acres	0.10
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	20 Willow Park Point
---------	----------------------

Subdivision	The Willows
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C2V3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Vinyl Windows, Kitchen Island, Low Flow Plumbing Fixtures, Pantry, Quartz Counters, Recessed Lighting
Appliances	Dishwasher, Microwave, Refrigerator, Built-In Oven, Convection Oven, Dryer, Electric Cooktop, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Washer, Garage Control(s), Humidifier, Range Hood, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas, ENERGY STAR Qualified Equipment, High Efficiency, Make-up Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Landscaped, Low Maintenance Landscape, Back Yard, City Lot, Cul-De-Sac, Rectangular Lot, Sloped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Stone, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 6th, 2025
Days on Market	94
Zoning	R-MX

## **Listing Details**

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.