

# \$624,900 - 44 Willow Park Point, Cochrane

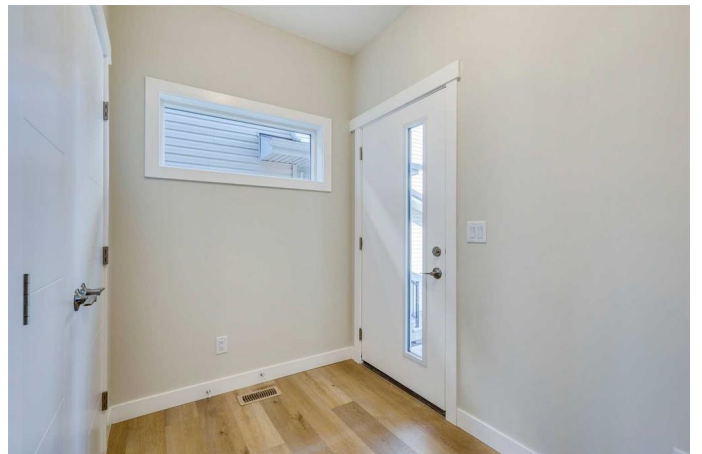
MLS® #A2186211

**\$624,900**

3 Bedroom, 3.00 Bathroom, 2,016 sqft  
Residential on 0.09 Acres

The Willows, Cochrane, Alberta

Nestled close to the majestic mountains and scenic walking paths, this spacious sanctuary awaits! Welcome to this inviting 3-bedroom, 2000 + sq. ft. home designed with the modern family in mind. The main floor boasts an open-concept layout, offering generous central living space perfect for gatherings and everyday life. The spacious kitchen is a chef's dream, complete with ample cabinetry quartz countertops and a large pantry for all your storage needs and an \$8,000 Trail Appliance package for you to pick out your own appliances. Entertaining is a breeze with the kitchen seamlessly flowing into the great room, where a built-in fireplace creates a cozy ambiance for hosting guests or relaxing with loved ones. Upstairs, a central bonus room awaits, providing flexible space for family enjoyment and relaxation. Whether it's a movie night, game day, or a quiet reading nook, this versatile area caters to your every need. Step into luxury with a spa-like 5-piece primary bathroom and an expansive walk-in closet, providing a retreat within your own home. The basement is undeveloped awaiting your vision and comes with a separate side entrance. With its thoughtful design and family-friendly features, this home offers both comfort and style for the modern homeowner. Step outside onto the expansive pressure-treated back deck, where you'll find the ideal spot for outdoor entertaining, summer barbecues, or simply basking in the sun with your morning coffee. This versatile space extends your living



area, providing endless opportunities for relaxation and enjoyment. Don't miss the opportunity to make it yours today!

Built in 2025

### Essential Information

MLS® #	A2186211
Price	\$624,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,016
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	44 Willow Park Point
Subdivision	The Willows
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2V3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 9th, 2025
Days on Market	86
Zoning	R-MX

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.