

# \$774,500 - 57 Willow Court, Cochrane

MLS® #A2210664

## \$774,500

5 Bedroom, 4.00 Bathroom, 2,305 sqft

Residential on 0.12 Acres

The Willows, Cochrane, Alberta

**BACKS ONTO PARK | FOUR BEDROOMS UPSTAIRS | FINISHED WALKOUT BASEMENT with SIXTH BEDROOM | LARGE YARD |** Welcome to this bright and airy home backing onto serene greenspace in The Willows! A spacious foyer leads you past the mudroom into a quiet den located next to the double attached garage. The heart of the home is the sleek, upgraded kitchen featuring a central island with a gas range and mini fridge, built-in wall oven, and an abundance of counter and storage space. A walk-in pantry adds even more convenience. The dining room is bathed in natural light from large windows, while the cozy living room centers around a modern gas fireplace. Step out onto the deck just off the kitchen—perfect for summer BBQs and entertaining. A 2-pc bath completes the main floor. Upstairs, the primary bedroom is your private retreat, complete with a 4-piece ensuite featuring a soaking tub, steam shower, and a generous walk-in closet. Three additional bedrooms, a full 4-piece bathroom with double vanity, and a dedicated laundry room rounds out the upper level. The fully developed walk-out basement offers even more living space with a comfortable living room, wet bar, a large bedroom, and a 3-piece bath—ideal for guests, extended family, or a private suite setup. The fully landscaped, low-maintenance yard has room for plenty of play and activities. Located in The Willows, this home is within walking distance of Bow Valley Highschool,



parks and pathways. The neighbourhood provides quick access to Highway 22, shopping, restaurants, gas stations, and more!

Built in 2019

### **Essential Information**

MLS® #	A2210664
Price	\$774,500
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,305
Acres	0.12
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	57 Willow Court
Subdivision	The Willows
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2S7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, Lawn
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 15th, 2025
Days on Market	13
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.