

# \$699,000 - 295 Willow Corner, Cochrane

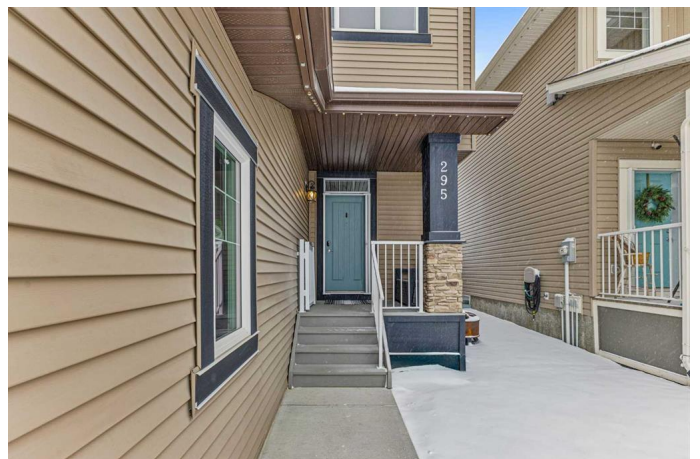
MLS® #A2198960

**\$699,000**

3 Bedroom, 3.00 Bathroom, 1,959 sqft  
Residential on 0.09 Acres

The Willows, Cochrane, Alberta

Welcome to the perfect home for you and your family, where memories are waiting to be made! This home features nearly 2,000 sq.Ft of developed living space, featuring 3 bedrooms, 2.5 bath and a huge bonus room! Your new home offers ultimate privacy & serenity, with it backing onto a green space â€” an option not many other homes in Cochrane provide. Once inside you will enjoy the large & open concept living space. The kitchen is truly a chefâ€™s dream come true with stunning appliances, featuring a gas-range stove, endless counter space featuring Quartz countertops, a HUGE kitchen island & plenty of storage. Just off the kitchen is a large walk-thru pantry that leads to the HEATED garage, where you can easily bring groceries in from the car. The large living room offers a stunning gas fireplace that centres this room perfectly! The level is complete with a mudroom / laundry room & a 2-pc powder room. Heading upstairs your feet will enjoy the plush new carpets (2022). At the top of the â€”Grand Staircaseâ€” is a HUGE bonus room, overlooking the back greenspace! Next: Your large primary bedroom features a walk-in closet offering plenty of space for two! The Ensuite bathroom is a dream come true: a HUGE deep soaker tub awaits, where you can relax, sip on a glass of wine & soak all your worries away! For everyday use there is also a separate stunning glassed-in shower & plenty of counter space with double vanities! On the front of the home are two additional bedrooms



with large closets, including one having its own walk-in closet! Enjoy the endless views from your front bedrooms looking West, where you can enjoy a view right down the street & take in those Mountain views! Downstairs, the partially finished basement is ready for your additional ideas. Easily add in another bathroom with a rough-in ready to go. The basement offers plenty of storage, and already has sound insulation added in the ceiling, making this the ideal location to have a Home Theatre! Outside is where your Heart will seal the deal, and you will know this is the right home for you and your family! The Brand-New Beachcomber Hot Tub (only 6 months old) & Pergola is included and ready for you to enjoy! No better way to enjoy a night under the stars than sitting in a hot tub, enjoying your serene & private "NO NEIGHBOURS BEHIND YOU"™ view! You can also enjoy peaceful evenings on your BRAND-NEW deck complete with privacy screens (2024), & gas line for your BBQ. This home is completed with various additional updates: GEMSTONE Outdoor Lighting, Central AC (2022), Water Softener (2022), Heater in Garage (2023) is ready for your future ideas! This home is perfectly situated for children of all ages "the bus for elementary & middle school age children stops right in front of the home, not to mention the new elementary school that is planned to be constructed nearby. For older children, Bow Valley High School is just a 2-minute walk from your front door. Book your private showing today!

Built in 2016

### **Essential Information**

MLS® #	A2198960
Price	\$699,000
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,959
Acres	0.09
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	295 Willow Corner
Subdivision	The Willows
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0W1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, Insulated, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Other, Oven, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes

Basement Full, Partially Finished

## Exterior

Exterior Features BBQ gas line, Other, Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind, Other, Private, See Remarks

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed March 3rd, 2025

Days on Market 10

Zoning R-MX

## Listing Details

Listing Office Century 21 Bamber Realty LTD.

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