

# \$527,500 - 197 Willow Green, Cochrane

MLS® #A2210979

**\$527,500**

3 Bedroom, 3.00 Bathroom, 1,297 sqft

Residential on 0.08 Acres

The Willows, Cochrane, Alberta

Beautifully designed three-bedroom home offering modern living on a quiet, family-friendly street! Located in the desirable community of The Willows, this meticulously maintained property showcases numerous upgrades and thoughtful details throughout. A charming covered front porch welcomes you into the bright, open-concept main floor, featuring 9-foot ceilings and rich hardwood flooring. The heart of the home is the kitchen, ideal for both everyday living and entertaining. It boasts a large island, quartz countertops, stainless steel appliances, a tiled backsplash, and a double-door pantry offering excellent storage. The spacious living and dining areas provide flexibility for hosting large gatherings, enjoying cozy movie nights, or setting up a kids'™ play space or study area. Upstairs, the smart layout continues with a convenient upper-level laundry, making household routines a breeze. The primary suite offers a relaxing escape with two closets, including a walk-in, and a private ensuite. Two additional bedrooms offer versatilityâ€”perfect for childrenâ€™s rooms, guest accommodations, or home offices. A second full bathroom completes this level. The unspoiled basement is ready for your future developmentâ€”whether you envision a rec room, home gym, or an additional bedroom and bath. Step outside into your sunny south-facing backyard, beautifully landscaped with a custom-built tiered deckâ€”ideal for summer BBQs, outdoor dining, or simply



relaxing in your private retreat. This move-in-ready home is a must-see! Book your showing today before itâ€™s gone!

Built in 2017

**Essential Information**

MLS® #	A2210979
Price	\$527,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,297
Acres	0.08
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	197 Willow Green
Subdivision	The Willows
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 0Y9

**Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad

**Interior**

Interior Features	Open Floorplan, See Remarks
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement	Full, Unfinished
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## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	14
Zoning	R-MX

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
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