

# \$465,000 - 42 Willow Drive, Cochrane

MLS® #A2248922

**\$465,000**

3 Bedroom, 3.00 Bathroom, 1,292 sqft

Residential on 0.06 Acres

The Willows, Cochrane, Alberta

**\*\* OPEN HOUSE SUNDAY AUG 17 11-1pm**

**\*\*Discover the perfect blend of comfort and convenience in this wonderfully appointed two-story duplex, ideally situated in The Willows directly across from the pond. This home offers exceptional access to the outdoors, with schools, parks, and pathways just a short stroll away. This home has been meticulously cared for and is truly better than new! With fresh paint and professionally cleaned as well as a finished yard and double detached garage there is nothing left to do but move in! You'll appreciate the tasteful features including hardwood floors, stainless steel appliances, granite counters, a functional island, and gas range. The spacious living room is perfect for cozy evenings with its built-in shelving unit and gas fireplace. The main floor seamlessly extends to a professionally redone, fully landscaped backyard, offering ample space for play and a large deck perfect for outdoor entertaining. There's also more than enough room for parking and storage in the double detached garage. Upstairs, you'll find a serene primary bedroom with a full ensuite and walk-in closet, plus two additional bedrooms and another 4-piece bath. The unfinished basement awaits your personal touch, providing endless possibilities to create the space of your dreams. Nothing to do except move in and enjoy!**

Built in 2013



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2248922               |
| Price          | \$465,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,292                  |
| Acres          | 0.06                   |
| Year Built     | 2013                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 42 Willow Drive   |
| Subdivision | The Willows       |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 2A4           |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Pantry, Natural Woodwork                                                  |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                  |
| Cooling           | None                                                                                                        |
| Fireplace         | Yes                                                                                                         |
| # of Fireplaces   | 1                                                                                                           |
| Fireplaces        | Gas, Living Room, Mantle                                                                                    |
| Has Basement      | Yes                                                                                                         |
| Basement          | Full, Unfinished                                                                                            |

**Exterior**

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                            |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot, Creek/River/Stream/Pond |
| Roof              | Asphalt Shingle                                                                         |
| Construction      | Vinyl Siding, Wood Frame                                                                |
| Foundation        | Poured Concrete                                                                         |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 2                 |
| Zoning         | R-MX              |

**Listing Details**

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

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