

# \$495,000 - 42 Willow Drive, Cochrane

MLS® #A2239937

**\$495,000**

3 Bedroom, 3.00 Bathroom, 1,292 sqft

Residential on 0.06 Acres

The Willows, Cochrane, Alberta

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® #	A2239937
Price	\$495,000
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, Natural Woodwork, Pantry
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, Creek/River/Stream/Pond, Front Yard, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 15th, 2025
Days on Market	3
Zoning	R-MX

**Listing Details**

Listing Office	eXp Realty
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