



**81 Willow Court
Cochrane, Alberta**

MLS # A2306868



\$665,000

Division:	The Willows		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,858 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Garden box in backyard

Price adjustment!!! Welcome to 81 Willow Court in the heart of Cochrane’s highly sought-after Willows community—where comfort, style, and connection come together. Tucked away on a quiet cul-de-sac, this beautifully maintained 3 bedroom , 2.5 bathroom home offers not only privacy and safety, but a true sense of community with exceptional neighbours and a family-friendly atmosphere. Just around the corner, you’ll find a stellar playground complete with a basketball hoop and expansive field space—perfect for families, outdoor play, and everyday enjoyment. With 1,858 square feet of thoughtfully designed living space, this home strikes the perfect balance between functionality and elevated design. Step inside to discover a bright and inviting main floor featuring oversized windows that flood the home with natural light. The open-concept layout seamlessly connects the living, dining, and kitchen areas—ideal for both everyday living and entertaining. The kitchen is well-appointed with a gas oven, generous pantry with built-in organization, and a welcoming eating area. A cozy gas fireplace anchors the living room, creating a warm and comfortable space year-round. Thoughtful details continue throughout the home, including beautiful colour-drenched millwork that adds depth and character, as well as custom built-ins in the closets that enhance both style and storage. A convenient mudroom, huge walk through pantry and main floor powder room add everyday practicality, while the attached double garage provides ample space for vehicles and storage. Upstairs, you’ll find a spacious bonus room—perfect for a family lounge, playroom, or home office—along with a well-positioned laundry room for added convenience. The primary retreat is a standout feature, offering a walk-in closet with built-ins and

a luxurious 5-piece ensuite complete with heated floors for added comfort. Two additional bedrooms and a full bathroom complete the upper level, making it ideal for families. The unfinished basement offers excellent potential for future development, with generous space to customize to your needs—whether that’s a home gym, additional living area, or guest suite. Step outside to enjoy the sunny north-facing backyard, complete with a deck and gas BBQ hookup—perfect for summer evenings and outdoor entertaining. Located in one of Cochrane’s most desirable neighbourhoods, the Willows is known for its scenic pathways, parks, and welcoming community feel. This is more than just a home—it’s a lifestyle. A rare opportunity to own in a prime location—81 Willow Court is ready to welcome you home.