



**24 Willow Park Point  
Cochrane, Alberta**

**MLS # A2311108**



**\$649,900**

<b>Division:</b>	The Willows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,983 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Kitchen Island, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** All Lighting Fixtures Attached, All Shelving Attached, All Window Coverings Attached, Black Out Blinds in Primary, Refrigerator in Basement, Shed, Tire Racks, Garage Gator, TV Mounts in Living Room and Basement

BEAUTIFULLY UPGRADED | FULLY FINISHED | 4 BEDROOMS UPSTAIRS | QUARTZ COUNTERTOPS THROUGHOUT | WHITE CABINETRY | BUILT-IN APPLIANCES | GAS COOKTOP WALKTHROUGH PANTRY | OPEN-CONCEPT LAYOUT | GAS FIREPLACE | UPPER-LEVEL LAUNDRY | SPACIOUS PRIMARY RETREAT | WALK-IN CLOSET | BLACKOUT BLINDS | FULLY FINISHED BASEMENT | ROOM TO ADD BEDROOM | 3 PIECE BATHROOM| WALKING DISTANCE TO BOW VALLEY HIGH SCHOOL | NEW PUBLIC SCHOOL TO BE FINISHED IN 2028 WITHIN WALKING DISTANCE | WILL BE CLOSE TO NEW SOUTH BOW AMENITIES

Welcome to this beautifully upgraded, fully finished home offering exceptional functionality, modern finishes, and thoughtful design throughout—perfect for growing families. The main floor features 9-ft ceilings, elegant quartz countertops throughout, and timeless white cabinetry paired with high-end finishes. The well-appointed kitchen is designed to impress with built-in appliances, a gas cooktop, range hood, and a convenient walkthrough pantry. The open-concept layout flows seamlessly into the inviting living area, complete with a gas fireplace and large windows with automatic blinds, creating a bright and comfortable space for everyday living and entertaining. Upstairs, you’ll find a spacious upper-level laundry room, a full 4-piece bathroom, and four generously sized bedrooms. The primary retreat offers a walk-in closet, blackout blinds (top-down/bottom-up), and a private 4-piece ensuite with a stand-up shower. The fully finished basement adds even more versatile living space, complete with a 3-piece bathroom and potential to easily add an additional bedroom. This beautifully finished home delivers the perfect blend of space, upgrades, and everyday functionality—ready for you to

move in and enjoy.