

**11 Willow Park Point**  
**Cochrane, Alberta**

**MLS # A2180918**



**\$764,900**

<b>Division:</b>	River Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,241 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Environmental Reserve, Landscaped, Street Lighting, Rectangular		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Hot tub, tire rack in garage, small gray garden shed, custom garden boxes

This beautiful 3-bedroom home, offering over 2,200 sq ft of thoughtfully designed living space, is the perfect blend of style and functionality. Nestled in the highly sought-after family-friendly neighborhood of "The Willows," this home provides access to walking paths, a nearby nature reserve, parks, playground, and schools within walking distance—offering everything you need right at your doorstep. The open-concept main floor is ideal for entertaining, featuring 9' ceilings, oversized windows, and a cozy gas fireplace with stunning floor-to-ceiling tile surround. The kitchen is a chef's dream, featuring a massive quartz island and breakfast bar, walk-in pantry, and upgraded appliance package. Adjacent to the kitchen, the dining area boasts designer lighting and large sliding doors leading to a spacious, south-facing full-width deck with customized translucent deck cover built by Blueflower Sunrooms. Ideal for summer barbecues and relaxing evening retreats, the deck offers picturesque views of the peaceful green space reserve. Upstairs, the luxurious primary suite offers a serene retreat with a walk-in closet and a spa-like ensuite featuring dual sinks, a deep soaker tub, and a separate shower. Two additional oversized bedrooms, a bonus room and a full bathroom complete the upper level. The walk-out lower level opens to a peaceful patio, perfect for relaxation. Here, you can indulge in the luxurious hot tub, letting the soothing jets melt your stress away, or enjoy an afternoon cultivating your gardening skills with the beautifully designed custom garden boxes. Additional highlights include built-in kitchen cabinets with ample storage, custom cellular blind shades, and a finished double-attached garage featuring a durable polyaspartic-coated floor and a Dyna-Glo garage heater for year-round comfort. The undeveloped basement with roughed in plumbing is ready for your

creative personal touch. With over \$45,000 in impeccable landscaping in both the front and back by Twisted Rock Terrascape & Design, this home is offering a truly move-in-ready experience. Located in Cochrane, a vibrant and family-oriented community, this home is close to schools, shopping, dining, cafes, sports complexes, swimming facilities, and more. Don't miss the chance to call this stunning property your home!