



THE
A-TEAM

**RE/MAX
FIRST**

264 WILLOW Corner, Cochrane T4C 2S6

MLS®#: **A2123948**

Area: **The Willows**

Listing Date: **04/18/24**

List Price: **\$699,900**

Status: **Pending**

County: **Rocky View County**

Change: **-\$10k, 29-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Cochrane

Year Built:

2018

Lot Information

Lot Sz Ar:

3,789 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

2,002

Low Sqft:

Ttl Sqft:

2,002

DOM

30

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Other

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central**

Sewer:

Ext Feat: **None**

Construction:

Brick,Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Microwave Hood Fan,Oven,Refrigerator,Washer,Window Coverings

Int Feat:

Ceiling Fan(s),Granite Counters,Laminate Counters

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Second	13`10" x 13`3"	5pc Ensuite bath	Second	8`5" x 9`2"
Kitchen	Main	19`3" x 10`11"	Dining Room	Main	13`5" x 10`6"
Living Room	Main	15`5" x 12`4"	Bedroom	Second	11`10" x 12`0"
Bedroom	Second	12`8" x 10`4"	Bonus Room	Second	18`10" x 14`5"
Laundry	Second	6`5" x 5`3"	Walk-In Closet	Second	7`4" x 9`2"

Game Room
Furnace/Utility Room
2pc Bathroom

Lower
Lower
Main

21`4" x 14`7"
8`7" x 11`7"
4`10" x 4`8"

Bedroom
4pc Bathroom
3pc Bathroom
Legal/Tax/Financial

Lower
Second
Lower

10`3" x 9`11"
9`3" x 5`6"
9`3" x 5`6"

Title:
Fee Simple
Legal Desc:

1810624

Zoning:
R-MX

Remarks

Pub Rmks: **Welcome to 264 Willow Corner. Fully Developed Basement, Air Conditioning, Fully Fenced and Landscaped, Blinds Package, Move-in Ready! This beautiful home was completed in 2019 by award winning builder Pacesetter by Sterling Homes. There are definitely advantages to purchasing a move-in ready property with a fully fenced and landscaped backyard. All you need to do is bring your furniture and this will make a great family home. The floor plan is perfect for entertaining with an open concept Kitchen, Dining and Living area with sight lines to all corners and a cozy gas fireplace. Light and bright finishes make this a home warm and inviting with show home quality finishes, including quartz countertops and a whirlpool stainless steel appliance package. There are a total of 4 bedrooms and 3.5 baths spread over the three levels as this home features a fully developed, professionally finished basement which has an area perfect for guests and a very generous rec/family room. This space gives an additional living room as well as the bonus room on the upper floor which has an upgraded vaulted ceiling. You will be very comfortable in all seasons as this home has a new air conditioner and a double car garage for those cold winter days. This home has been very well maintained and feels like new. 264 Willow Corner is situated in the Willows which is a boutique community and one of Cochrane's smallest complete communities. This area has easy access to the TransCanada highway or multiple routes to the center of town. As you drive through you will notice a beautiful park, a wetland reserve and the future school site which is directly across the street. Reach out to your favourite realtor to book a private showing today!**

Inclusions: **N/A**
Property Listed By: **Royal LePage Benchmark**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













