



THE
A-TEAM

**RE/MAX
FIRST**

20 WILLOW PARK Point, Cochrane T4C 2V3

MLS® #: **A2153008** Area: **The Willows** Listing Date: **08/02/24** List Price: **\$725,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **4,195 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,961**
 Low Sqft:
 Ttl Sqft: **1,961**

DOM

48
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,City Lot,Cul-De-Sac,Low Maintenance Landscape,Landscaped,Rectangular Lot,Sloped**
 Park Feat: **Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,ENERGY STAR Qualified Equipment,Make-up Air,Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line**

Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Convection Oven,Dishwasher,Dryer,Electric Cooktop,ENERGY STAR Qualified Appliances,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Dryer,ENERGY STAR Qualified Refrigerator,ENERGY STAR Qualified Washer,Garage Control(s),Humidifier,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat: **Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|---------------------|--------------|----------------------|-------------------------|--------------|-----------------------|
| 2pc Bathroom | Main | | Dining Room | Main | 8`0" x 8`8" |
| Foyer | Main | 8`5" x 9`2" | Kitchen | Main | 16`7" x 12`7" |
| Living Room | Main | 13`0" x 14`8" | Mud Room | Main | 8`0" x 8`9" |
| 4pc Bathroom | Upper | | 5pc Ensuite bath | Upper | |
| Bedroom | Upper | 11`1" x 9`10" | Bedroom | Upper | 14`11" x 16`5" |

| | | | | | |
|-----------------------------|--------------|-----------------------|---------------------|--------------|-----------------------|
| Bedroom | Upper | 12`7" x 10`0" | Laundry | Upper | 6`10" x 6`0" |
| Bedroom - Primary | Upper | 15`2" x 12`10" | 4pc Bathroom | Lower | |
| Bedroom | Lower | 11`8" x 14`4" | Game Room | Lower | 15`11" x 12`5" |
| Furnace/Utility Room | Lower | 12`1" x 8`3" | | | |

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2210389**

Zoning: **R-MX**

Remarks

Pub Rmks: **Why wait for the builder to finish, or even start, when you can be in your like-new fully builder finished home today? Escape the hustle and bustle of city life and settle into the serene, small-town charm of this like-new, spacious home. Tucked away in a quiet cul-de-sac, this beautiful residence perfectly blends modern comfort with convenient amenities, making it ideal for families seeking a peaceful retreat. The main floor features nine-foot ceilings, creating an open and airy atmosphere throughout the home while remote blinds let you effortlessly control natural light and privacy. With five large bedrooms, there's plenty of space for everyone to feel at home and the three and a half well-appointed bathrooms ensure convenience for the whole family. You will fall in love with the convenience of the upstairs laundry room, making daily chores a breeze. The builder-finished basement, complete with nine-foot ceilings, offers a versatile space perfect for a home gym, entertainment area, or guest suite while the newly landscaped low-maintenance yard is ready for your personal touch, perfect for outdoor gatherings and relaxation. Families with children will appreciate the nearby playgrounds and parks, providing endless opportunities for outdoor fun. Nature lovers will enjoy the protected wetlands, offering tranquility and natural beauty. Quick access to Highway 1 makes commuting to Calgary and the majestic mountains easy. This welcoming community offers the warmth of a close-knit neighborhood. A new elementary school is planned and has been approved in the latest provincial budget just blocks away, ensuring top-notch education for your little ones. The high school within walking distance adds convenience for older children and teens. Embrace the friendly, small-town feel of this wonderful area. The double front attached garage provides ample space for vehicles and storage. Plus, you're close to walking paths, shopping, and restaurants, with everything you need just a short distance away. Discover the perfect blend of luxury, comfort, and community in this exceptional home. Whether you're hosting gatherings in the spacious living areas, enjoying the outdoors, or taking advantage of the nearby amenities, this home offers a lifestyle that's hard to beat. Schedule your private tour today and Let's make YOUR dreams... Realty!**

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