

## 279 WILLOW Corner, Cochrane T4C 2S6

Sewer:

**Utilities:** 

The Willows MLS®#: A2163487 Area: Listing 09/06/24 List Price: **\$825,000** 

Status: Active **Rocky View County** Change: County: None Association: Fort McMurray

Date:

**General Information** 

Prop Type: Sub Type:

Year Built:

Lot Sz Ar:

City/Town: Cochrane

Lot Information

Lot Shape:

Access:

Lot Feat: Park Feat: Residential

**Detached** 

Finished Floor Area 2021 Abv Saft: Low Sqft:

3,789 sqft Ttl Sqft: 2.219

2,219

DOM

Layout

3 (3)

2 2

2.5 (2 1)

2 Storey

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

12

Backs on to Park/Green Space, No Neighbours Behind

**Double Garage Attached** 

## Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Fireplace(s), Forced Air, Natural Gas Concrete, Vinyl Siding, Wood Frame

Ext Feat: Other Ceramic Tile.Hardwood

> Water Source: Fnd/Bsmt: **Poured Concrete**

Flooring:

Kitchen Appl: Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Int Feat: Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Soaking Tub

Room Information

Room Level **Dimensions** Room Level **Dimensions** Kitchen Main 14`9" x 14`6" **Mud Room** Main 8`8" x 7`11" Living/Dining Room CombinationMain 24`11" x 13`3" 2pc Bathroom Main 5`1" x 5`0" Laundry Upper 7`8" x 5`4" **Bedroom** Upper 12`2" x 10`1" **Bonus Room** Upper 14`2" x 12`7" **Bedroom - Primary** Upper 14`9" x 12`5" **Bedroom** 12`6" x 11`11" 5pc Ensuite bath 12`1" x 10`6" Upper Upper 4pc Bathroom Upper 11`10" x 5`3"

Legal/Tax/Financial

Title: Zoning:
Fee Simple R-MX

Legal Desc: **1810624** 

Remarks

Pub Rmks:

Welcome to your dream home in The Willows, a beautiful craftsman-style residence that perfectly balances elegance and comfort. Situated on a prime lot that backs onto a GREEN SPACE and a school field, this home with over \$70,000 in upgrades, offers both privacy and convenience for families. As you enter, you'll be greeted by gorgeous HARDWOOD FLOORS that flow throughout the home, including on the stairs, creating a seamless and luxurious feel. The upgraded TILE in the bathrooms, mudroom, and laundry area adds a touch of sophistication and durability. The heart of the home is the kitchen, which boasts a premium gourmet package with upgraded appliances including a gas cooktop, TILE BACKSPLASH to the ceiling and CROWN MOULDING. The painted hardwood cabinets, under-cabinet lighting, QUARTZ counters, and a spacious BUTLER'S PANTRY with additional upper and lower cabinets add to the upscale feel of this beautiful kitchen. The "pocket office" has been cleverly converted into an extra-large pantry, providing ample storage for all your culinary needs. The living room features a FIREPLACE built out 4 inches with a hardwood block MANTEL and TILE, creating a warm and inviting focal point. Heading upstairs you'll notice the open paint grade SPINDLE RAIL which is an eye-catching feature that leads into a large bonus room perfect for relaxing or family movie night. There are also three generously sized bedrooms, including the master suite. The master bedroom features a stylish BARN DOOR leading to the 5pc ensuite, which includes a beautiful shower with a 10mm glass door and surround, a SOAKER tub and DOUBLE VANITY. The main bathroom has been thoughtfully designed with a standard tub and ceiling-high wall tile and high quality faucets, adding to the home's luxurious feel. The unfinished basement offers 9ft high ceilings and a rough-in for air conditioning, providing potential for future development. The double attached garage with an 8' overhead door includes a rough-in for gas heat, adding to the home's practicality. Step outside to see the architectural batons at the back of the house and the large deck overlooking the landscaped backyard with a 2-meter tall privacy screen, perfect for enjoying outdoor gatherings in peace. This exceptional home offers a blend of luxury, comfort, and style in a highly sought-after location. Don't miss the opportunity to make this remarkable property your own!

Inclusions:
Property Listed By:

All Lighting Fixtures Attached, Window Coverings Include (Curtains, Curtain Rods & Blinds), TV Wall Mount(s), Barndoor with Attachments eXp Realty

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









