



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**182 WILLOW Green, Cochrane T4C 0Y9**

MLS®#: **A2164099**      Area: **The Willows**      Listing Date: **09/14/24**      List Price: **\$609,900**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**  
 Year Built: **2016**  
Lot Information  
 Lot Sz Ar: **3,573 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape**  
 Park Feat: **Double Garage Detached**

Finished Floor Area  
 Abv Sqft: **1,194**  
 Low Sqft:  
 Ttl Sqft: **1,194**

DOM  
**5**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line,Private Entrance,Private Yard,Storage**  
 Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Garage Control(s),Gas Oven,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Breakfast Bar,Closet Organizers,Kitchen Island,Open Floorplan,Stone Counters,Storage**  
 Utilities:

Room Information

| Room              | Level    | Dimensions    | Room         | Level    | Dimensions     |
|-------------------|----------|---------------|--------------|----------|----------------|
| Living Room       | Main     | 13`5" x 11`1" | Dining Room  | Main     | 7`2" x 15`8"   |
| Bedroom           | Upper    | 9`7" x 8`11"  | Bedroom      | Basement | 10`6" x 10`10" |
| Family Room       | Basement | 16`7" x 14`1" | 4pc Bathroom | Upper    | 5`2" x 8`10"   |
| 4pc Bathroom      | Basement | 7`0" x 7`3"   | Kitchen      | Main     | 10`5" x 13`1"  |
| Bedroom - Primary | Upper    | 11`4" x 12`7" | Bedroom      | Upper    | 11`3" x 8`11"  |
| 3pc Ensuite bath  | Upper    | 5`2" x 8`10"  | 2pc Bathroom | Main     | 4`11" x 5`0"   |

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1510182**

Zoning:  
**R-2**

Remarks

Pub Rmks:

**Discover the perfect blend of modern comfort and serene living in this stunning property located at 182 Willow Green, nestled in the charming community of The Willows. This exquisite home offers an exceptional living experience with its thoughtfully designed spaces and picturesque surroundings, completed with 4 bedrooms and 3.5 bathrooms. Upon entering the home you are greeted with 9 foot ceilings, gleaming hardwood floors, a modern kitchen with a breakfast bar island and open concept living and dining room area perfect for entertaining. As you walkthrough the mudroom you are lead to a fully fenced, low maintenance backyard with a oversized double detached garage with additional 220 volt power. The backyard is perfect for summer BBQ's and entertainment as it has a gas line and deck!Heading upstairs you will find your spacious primary bedroom complete with an ensuite bathroom and walk in closet. Down the hall you will find 2 more well appointed bedrooms with large closets and large south facing windows. Additionally you have a full second bathroom and convenient laundry area.Your fully finished basement is a perfect spot to gather for family movie nights or additional recreation space. Furthermore you have another full bathroom and bedroom. This fully finished home is move in ready and awaits its new family!**

Inclusions:  
Property Listed By:

**Hooks in storage room in basement, bike rack in garage  
RE/MAX Real Estate (Central)**

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









