



173 WILLOW Street, Cochrane T4C 0Y8

MLS®#: **A2172524** Area: **The Willows** Listing Date: **10/11/24** List Price: **\$619,900**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Cochrane**
 Year Built: **2015**
 Lot Information
 Lot Sz Ar: **2,790 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard**
 Park Feat: **Double Garage Detached,Heated Garage,Insulated**

Finished Floor Area

Abv Sqft: **1,593**
 Low Sqft:
 Ttl Sqft: **1,593**

DOM

71
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Ext Feat: **BBQ gas line,Private Yard** Water Source: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		Dining Room	Main	13`8" x 11`11"
Kitchen	Main	15`4" x 13`8"	Living Room	Main	13`7" x 13`11"
4pc Bathroom	Second		5pc Ensuite bath	Second	
Bedroom	Second	11`9" x 8`11"	Bedroom	Second	10`0" x 10`7"
Bedroom - Primary	Second	14`0" x 17`3"	4pc Bathroom	Lower	
Bedroom	Lower	12`10" x 12`4"	Game Room	Lower	18`3" x 19`1"
Furnace/Utility Room	Lower	7`0" x 8`3"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-MX

1510182

Remarks

Pub Rmks: **FULLY DEVELOPED with UPGRADES // 4 BEDS + 3.5 BATHS // SOUTH BACKYARD // HEATED, DOUBLE GARAGE // GEMSTONE EXTERIOR LIGHTS // AIR CONDITIONING // & MORE // Welcome to this Beautifully Finished Semi-Detached Home, completely Upgraded & Move-In Ready! The Open Floor Plan allows the Living Room, Kitchen & Dining Spaces to seamlessly flow together, highlighted by a spacious Front Entry, 9' Ceilings, hardwood flooring & large windows which flood the entire Main Level with natural light. The Kitchen boasts a large Central Island with seating for 4 & Storage, Quartz Countertops, Stainless Steel Appliances (including Gas Stove) & Built-In Pantry. The Dining Room offers space for that large Dining Room table - easily entertain Family & Friends! A convenient Mud Room with custom Built-In Lockers & Powder Room is located at the Back Entrance keeping family organized. Upstairs the Primary Bedroom is a Retreat in its' own, complete with Walk-In Closet & 5 Piece En-Suite featuring Dual Sinks with Quartz Counters, Soothing Soaker Tub & separate Shower. Bedroom #2, Bedroom #3, a 4-Piece Bath & favourable Upper Laundry completes this Level. Head down to the Builder-Developed Basement to find a wide open Family/REC Room also with 9' Ceilings. Bedroom #4 with Walk-In Closet (King Bed Included), another 4 Piece Bath & Separate Storage & Utility Rooms complete this space. The South facing Backyard offers an Upper Back Deck with Gas line for the BBQ & new Duradek. The lower Back Patio has been professionally installed with landscaping completed just recently. The newly added Heated, Double Garage is ready for vehicles & storage. With fresh paint throughout, new carpets throughout, new window coverings, added Exterior Gemstone Lighting & Professional Landscaping, this home truly is turn key... with A/C included too! Walk to parks, playgrounds & pathways, or hop in the car for a quick drive into the City or out to the Rocky Mountains. Pride of Ownership is exemplified... view today!**

Inclusions: **INCLUDED: Garage Heater, Exterior Gemstone Lights, King Sized Bed in Basement Bedroom**

Property Listed By: **RE/MAX Realty Professionals**

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











