



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**256 WILLOW Corner, Cochrane T4C 2S6**

MLS®#: **A2176149**      Area: **The Willows**      Listing Date: **11/04/24**      List Price: **\$609,900**  
 Status: **Active**      County: **Rocky View County**      Change: **-\$5k, 20-Dec**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Cochrane**  
 Year Built: **2021**  
 Lot Information  
 Lot Sz Ar: **2,927 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Rectangular Lot,Views**  
 Park Feat: **Double Garage Attached,Insulated,Off Street**

Finished Floor Area  
 Abv Sqft: **1,874**  
 Low Sqft:  
 Ttl Sqft: **1,874**

DOM

**79**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **BBQ gas line,Private Yard**  
 Construction: **Vinyl Siding**  
 Flooring: **Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **High Ceilings,Open Floorplan,Pantry,Quartz Counters**  
 Utilities:

Room Information

| Room                | Level        | Dimensions            | Room                     | Level        | Dimensions           |
|---------------------|--------------|-----------------------|--------------------------|--------------|----------------------|
| <b>2pc Bathroom</b> | <b>Main</b>  | <b>4`11" x 4`9"</b>   | <b>Dining Room</b>       | <b>Main</b>  | <b>9`7" x 12`4"</b>  |
| <b>Kitchen</b>      | <b>Main</b>  | <b>17`4" x 11`1"</b>  | <b>Living Room</b>       | <b>Main</b>  | <b>11`6" x 14`5"</b> |
| <b>4pc Bathroom</b> | <b>Upper</b> | <b>4`11" x 8`0"</b>   | <b>5pc Ensuite bath</b>  | <b>Upper</b> | <b>9`9" x 10`3"</b>  |
| <b>Bedroom</b>      | <b>Upper</b> | <b>10`3" x 12`3"</b>  | <b>Bedroom</b>           | <b>Upper</b> | <b>10`4" x 13`0"</b> |
| <b>Bonus Room</b>   | <b>Upper</b> | <b>16`10" x 14`4"</b> | <b>Bedroom - Primary</b> | <b>Upper</b> | <b>11`0" x 14`1"</b> |

Walk-In Closet

Upper

9'9" x 5'10"

Other  
Legal/Tax/Financial

Basement

20'3" x 36'9"

Title:  
**Fee Simple**  
Legal Desc:

**1810624**

Zoning:  
**R-MX**

Remarks

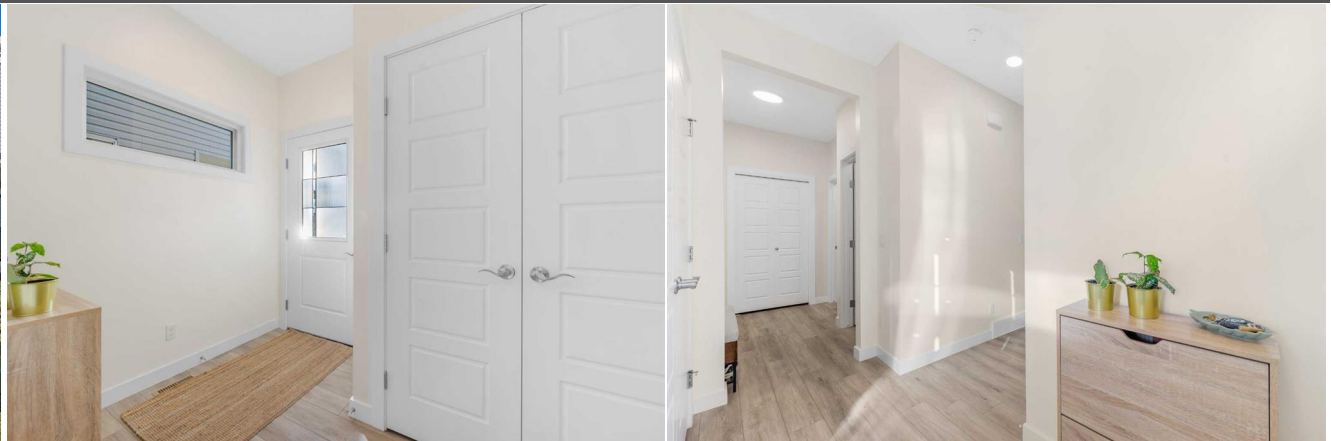
Pub Rmks:

**The very first thing you will notice when you pull up is the wide-open space right in front of the house. It is situated directly across from green space with no neighbours, also located a few blocks from Bow Valley High School and you will enjoy beautiful Rocky Mountain views! Once inside, you will be amazed with the open concept and sheer size of the state-of- the-art kitchen, dining room and living room. The chef of the family will enjoy Quartz counter tops and the massive island where you will prepare your meals for family and friends. Directly off the kitchen you will notice the generous sized walk-through pantry leading to your half bathroom and double attached garage that fits 2 vehicles and still has ample storage space. When you go to the upper floor you will be greeted by the massive bonus room that will be perfect for a projector room/living room or playroom for the kids. Right off the bonus room is where you will find your laundry room and a full bathroom with 2 very good- sized bedrooms. On the opposite side of the bonus room is where you will step into the impressive master bedroom that easily fits a king size bed and still have room to spare, a generous walk-in closet and your own 5-piece bathroom. The huge basement is ready for your own personal upgrades and is ideal for all your storage needs like Christmas decorations and gym equipment. The fully fenced-in backyard is perfect for your pets. This 2021 property with 1874.67 square feet STILL HAS 7 YEARS OF THE NEW BUILD WARRANTY and is conveniently located minutes away from the amazing Spray Lakes Sawmill recreation center and off-leash dog park and an easy 30 minute commute to downtown Calgary or 45 minutes to the fresh air of Canmore/Banff. If you are concerned about security, the current subscription for the complete home monitoring system is paid for until 2029! This house has it all! Don't wait, book your viewing and come see for yourself.**

Inclusions:  
Property Listed By:

**N/A**  
**eXp Realty**

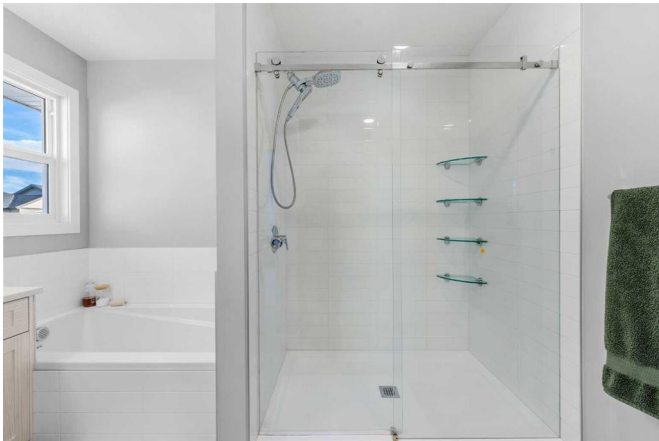
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













**256 Willow Corner, Cochrane, AB**

Main Floor Exterior Area 833.25 sq ft  
Excluded Area 289.60 sq ft



0 5 10

PREPARED: 2024/10/27



While regions are excluded from total floor area in EXCLUDE floor plans, all room dimensions and floor areas must be considered appropriate and are subject to independent verification.

**256 Willow Corner, Cochrane, AB**

2nd Floor Exterior Area 1044.42 sq ft



0 5 10

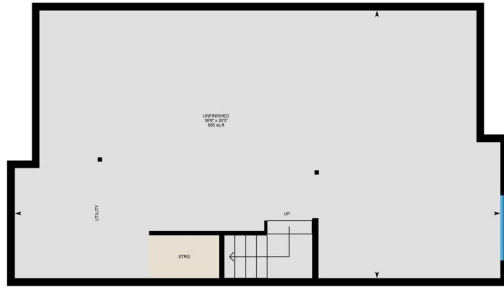
PREPARED: 2024/10/27



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256 Willow Corner, Cochrane, AB

Basement (Below Grade) Exterior Area 771.76 sq ft



PREPARED: 2024/10/27

While regions are excluded from total floor area in GMLDE floor plans, all room dimensions and floor areas must be considered appropriate and are subject to independent verification.