



THE
A-TEAM

**RE/MAX
FIRST**

29 WILLOW Mews, Cochrane T4C 0X9

MLS®#: **A2176724** Area: **The Willows** Listing Date: **11/01/24** List Price: **\$530,000**
 Status: **Active** County: **Rocky View County** Change: **-\$20k, 19-Nov** 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: **4,128 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Corner Lot,Lawn,Street Lighting**
 Park Feat: **Parking Pad**

Finished Floor Area

Abv Sqft: **1,490**
 Low Sqft:
 Ttl Sqft: **1,490**

DOM

32
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Veneer,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Garburator,Gas Stove,Microwave Hood Fan,Washer**
 Int Feat: **Chandelier,Double Vanity,Granite Counters,Kitchen Island,Open Floorplan,Separate Entrance,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`7" x 2`11"	Dining Room	Main	14`8" x 8`8"
Foyer	Main	6`3" x 6`11"	Kitchen	Main	13`3" x 11`5"
Living Room	Main	12`7" x 15`5"	Mud Room	Main	5`4" x 8`10"
Pantry	Main	3`8" x 3`8"	5pc Ensuite bath	Second	4`11" x 12`3"
4pc Ensuite bath	Second	4`11" x 8`3"	Laundry	Second	7`10" x 8`2"
Bedroom - Primary	Second	13`7" x 13`4"	Walk-In Closet	Second	8`2" x 4`7"
Walk-In Closet	Second	4`11" x 4`0"	Storage	Basement	3`8" x 5`9"

**Other
Furnace/Utility Room**

**Basement
Basement**

**14`4" x 34`6"
8`1" x 11`9"**

**Other
Bedroom**
Legal/Tax/Financial

**Basement
Second**

**6`0" x 10`11"
13`8" x 13`5"**

Title:
Fee Simple
Legal Desc:

1510673

Zoning:
R-MX

Remarks

Pub Rmks: **Welcome to the WILLOWS. Excellent opportunity and IMMEDIATE POSSESSION AVAILABLE. One of the largest corner lots in the community and with a separate private side entrance there are options to the new owner that could help provide income revenue. The large wrap around covered deck is sun filled and provide extra outdoor living space. The parking pad is garage ready with wiring and gas in place.. Freshly painted October 2024, New landscaping and sod, completed October 2024. The furnace was cleaned October 31 2024, This corner attached home has a very open floor plan providing an abundance of of sunlight. The stove in kitchen is Gas but can be converted to electric With a large pantry and pot filler over the stove ready for the next great chef. 2 Ensuite bedrooms have plenty of room for a king sized bed . Walk-In closets in both ensuite bedrooms. The Spacious Laundry Room is on the 2nd level and in between the 2 bedrooms. .The basement is ready for your imagination to create what ever may suits your personal needs..**

Inclusions: n/a
Property Listed By: **Real Broker**

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









