



THE
A-TEAM

**RE/MAX
FIRST**

223 WILLOW Place, Cochrane T4C 2S6

MLS®#: **A2177554**

Area: **The Willows**

Listing Date: **11/06/24**

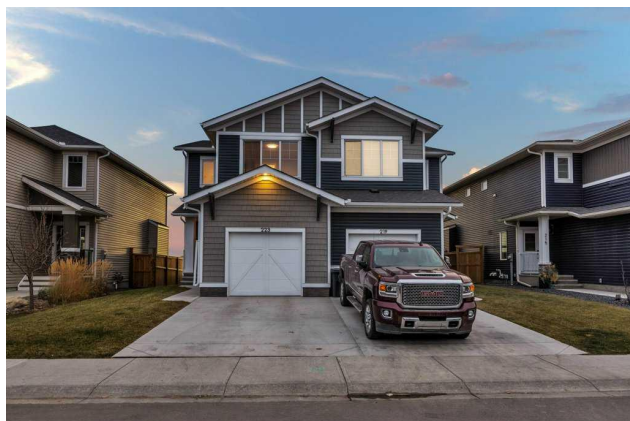
List Price: **\$585,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Cochrane

Abv Sqft:

1,668

Year Built:

2021

Low Sqft:

Ttl Sqft:

1,668

Lot Information

Lot Sz Ar:

3,156 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Back Yard,Rectangular Lot

Off Street,Single Garage Attached

DOM

27

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

3

Garage Sz:

1

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer

Int Feat:

Bathroom Rough-in,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	15`2" x 10`6"
Dining Room	Main	7`10" x 13`0"
Mud Room	Main	11`1" x 5`6"
Bedroom	Upper	9`9" x 10`9"
3pc Ensuite bath	Upper	8`10" x 5`0"
Bonus Room	Upper	15`2" x 13`5"

Room	Level	Dimensions
Living Room	Main	11`3" x 13`0"
2pc Bathroom	Main	5`4" x 4`11"
Bedroom - Primary	Upper	12`6" x 17`6"
Bedroom	Upper	8`10" x 13`2"
4pc Bathroom	Upper	8`10" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1810624

Zoning:
R-MX

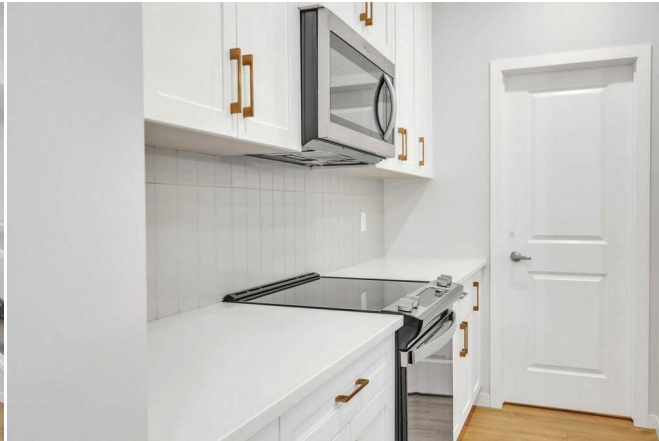
Remarks

Pub Rmks: **Welcome to this charming semi-detached home located in the heart of The Willows community in Cochrane, surrounded by the tranquility of nature. This lovely property features a single front garage and a thoughtfully designed layout. On the main floor, you'll find a spacious living room, a separate dining area, and a well-appointed kitchen with stainless steel appliances. The second floor offers three bedrooms and two bathrooms, including a large bonus area. The primary bedroom features its own 3-piece ensuite, while the other two bedrooms share a 4-piece bathroom. The basement remains unfinished, offering potential for customization, and a generous deck completes the outdoor space for relaxing or entertaining.**

Inclusions:
Property Listed By: **n/a**
PREP Realty

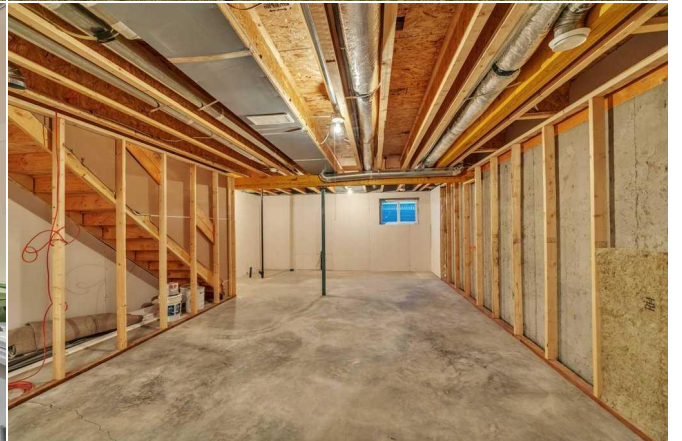
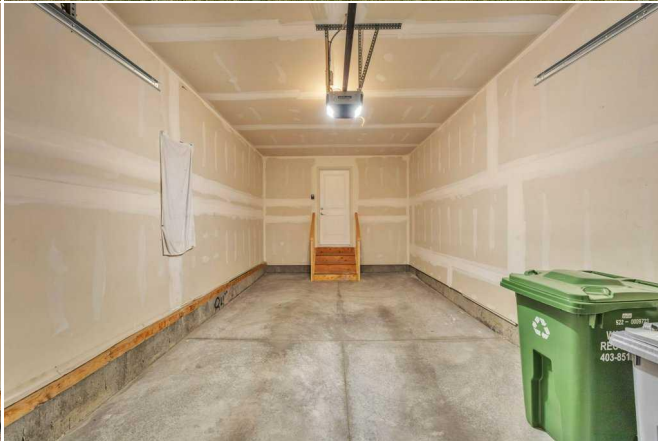
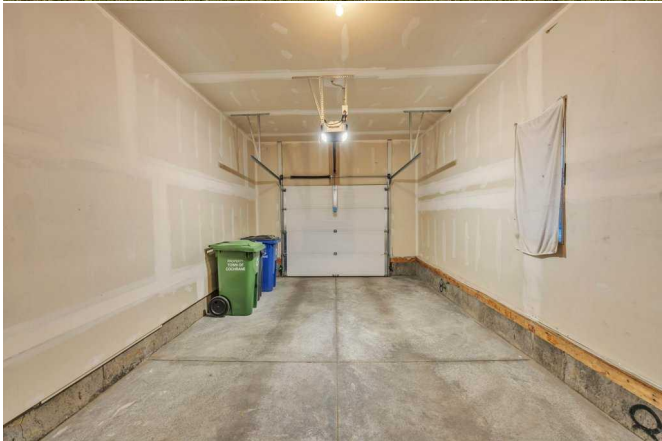
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













223 Willow Pl., Cochrane, AB

Main Floor Exterior Area 756.74 sq ft
Interior Area 627.09 sq ft
Excluded Area 355.73 sq ft



PREPARED: 2024/11/05

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

223 Willow Pl., Cochrane, AB

1st Floor Exterior Area 861.71 sq ft
Interior Area 674.23 sq ft



PREPARED: 2024/11/05

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.