



THE
A-TEAM

**RE/MAX
FIRST**

13 WILLOW GREEN Way, Cochrane T4C 0X9

MLS®#: **A2177725** Area: **The Willows** Listing Date: **11/07/24** List Price: **\$529,900**
 Status: **Pending** County: **Rocky View County** Change: **-\$10k, 02-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Cochrane**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **2,228 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,537**
 Low Sqft:
 Ttl Sqft: **1,537**

DOM

75
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Backs on to Park/Green Space,Front Yard,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard,Rain Gutters**

Construction: **Brick,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,Open Floorplan,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`0" x 12`10"
Dining Room	Main	13`1" x 9`4"
2pc Bathroom	Main	5`10" x 4`10"
Bedroom	Second	9`2" x 9`6"
5pc Ensuite bath	Second	5`11" x 15`11"

Room	Level	Dimensions
Living Room	Main	13`1" x 18`4"
Foyer	Main	6`6" x 8`3"
Bedroom - Primary	Second	13`0" x 14`4"
Bedroom	Second	9`6" x 14`8"
4pc Bathroom	Second	9`6" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-MD

1510673

Remarks

Pub Rmks: **Beautiful, Immaculate Home Loaded with Upgrades Home is now Vacant so easy to show ! NO CONDO FEES, Air Conditioning and a Double Detached Garage (Insulated, Drywalled and has Epoxy flooring) ! Wide open concept Gourmet Kitchen with Stainless Steel Appliance package, Full Height Cabinetry, Granite Countertops and a Huge Work Island/Breakfast Bar flowing into comforting Living Area. Upstairs to a large Primary Bedroom with lovely Ensuite, Double Vanity, Deep Soaker Tub and a Stand alone Shower. 2 other well sized bedrooms, main bath and Laundry Room. The location is also Fantastic...Across the street from a Play Park for all ages. Basket Ball as well ! Easy access to the 1A to get to the Mountains or into Calgary. Take a look at the Virtual Tour !**

Inclusions: **Fridge in garage, shelving in lower, ceiling fan in master**

Property Listed By: **CIR Realty**

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









