



THE
A-TEAM

**RE/MAX
FIRST**

277 WILLOW Park, Cochrane T4C 0W1

MLS®#: **A2179920** Area: **The Willows** Listing Date: **11/19/24** List Price: **\$699,888**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **4,380 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Corner Lot,Landscaped,Rectangular Lot,See Remarks**
 Park Feat: **Double Garage Attached,RV Access/Parking**

DOM

2
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Other,Private Yard**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **High Ceilings,Kitchen Island,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`5" x 12`0"	Kitchen	Main	10`9" x 8`8"
Dining Room	Main	10`11" x 8`9"	Bonus Room	Second	17`1" x 11`7"
Family Room	Basement	14`1" x 9`11"	Laundry	Main	5`11" x 4`11"
Bedroom - Primary	Second	14`1" x 10`11"	Bedroom	Second	12`3" x 8`9"
Bedroom	Second	14`5" x 8`0"	3pc Ensuite bath	Second	10`9" x 5`10"
4pc Bathroom	Second	8`0" x 4`11"	2pc Bathroom	Main	4`9" x 4`9"
3pc Bathroom	Basement	9`9" x 4`7"	Flex Space	Basement	15`0" x 11`7"

Walk-In Closet

Second

9`2" x 5`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1311688

Zoning:
R-MX

Remarks

Pub Rmks: **"CHRISTMAS GIFT FOR YOU"- Located on a spacious corner lot with an RV parking pad, this stunning home features a beautiful open floor plan on the main level. The kitchen boasts granite countertops, a pantry and stainless-steel appliances and flows seamlessly into a cozy living room with a gas fireplace at its centre. Upper floor you will find an inviting bonus room, a private master bedroom with 3 pcs en-suite and a walk-in closet, 2 additional bedrooms and a full bath. Fully finished basement -luxury vinyl plank flooring, with a family/entertainment room, a flex space used as gym area and also a full bath. I am sure you will fall in love with the south facing fully fenced backyard that offers you a private outdoor oasis, BBQ-gas line, space for entertaining and also a huge RV parking pad. For the hot summer days the AC-unit comes as a bonus! The opportunity is here and the house is waiting for the "new owner"-are you the one? Come to View, Buy and Move! Trust me- you will love this home!**

Inclusions:
Property Listed By:

N/A
First Place Realty

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









