



THE
A-TEAM

**RE/MAX
FIRST**

182 WILLOW Green, Cochrane T4C 0Y9

MLS®#: **A2180414** Area: **The Willows** Listing **11/22/24** List Price: **\$579,900**
 Status: **Pending** County: **Rocky View County** Change: **-\$10k, 07-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2016**
Lot Information
 Lot Sz Ar: **3,573 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,309**
 Low Sqft:
 Ttl Sqft: **1,309**

DOM

61
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher,Gas Oven,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Breakfast Bar,Kitchen Island**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`5" x 11`11"	Dining Room	Main	7`2" x 15`8"
Bedroom	Upper	9`7" x 8`11"	Bedroom - Primary	Upper	11`4" x 12`7"
Bedroom	Upper	11`3" x 8`11"	Bedroom	Basement	10`6" x 10`10"
4pc Bathroom	Upper	7`0" x 7`3"	4pc Ensuite bath	Upper	5`2" x 8`10"
4pc Bathroom	Basement	7`0" x 7`3"	2pc Bathroom	Main	4`11" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1510182

Zoning:
R-2

Remarks

Pub Rmks:

Discover the perfect blend of modern comfort and serene living in this stunning property located at 182 Willow Green, nestled in the charming community of The Willows. This exquisite home offers an exceptional living experience with its thoughtfully designed spaces and picturesque surroundings, completed with 4 bedrooms and 3.5 bathrooms. Upon entering the home you are greeted with 9 foot ceilings, gleaming hardwood floors, a modern kitchen with a breakfast bar island and open concept living and dining room area perfect for entertaining. As you walkthrough the mudroom you are lead to a fully fenced, low maintenance backyard with a oversized double detached garage with additional 220 volt power. The backyard is perfect for summer BBQ's and entertainment as it has a gas line and deck!Heading upstairs you will find your spacious primary bedroom complete with an ensuite bathroom and walk in closet. Down the hall you will find 2 more well appointed bedrooms with large closets and large south facing windows. Additionally you have a full second bathroom and convenient laundry area.Your fully finished basement is a perfect spot to gather for family movie nights or additional recreation space. Furthermore you have another full bathroom and bedroom. This fully finished home is move in ready and awaits its new family!

Inclusions:
Property Listed By:

N/A
RE/MAX Real Estate (Central)

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









