



THE
A-TEAM

**RE/MAX
FIRST**

11 WILLOW PARK Point, Cochrane T4C 2V3

MLS®#: **A2180918** Area: **River Heights** Listing **11/25/24** List Price: **\$764,900**
 Status: **Active** County: **Rocky View County** Change: **-\$14k, 02-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **4,208 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,241**
 Low Sqft:
 Ttl Sqft: **2,241**

DOM

26
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Environmental Reserve,Landscaped,Street Lighting,Rectangular Lot**
 Park Feat: **Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Dog Run,Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Water Softener,Window Coverings**
 Int Feat: **Bathroom Rough-in,Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,Low Flow Plumbing Fixtures,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`7" x 14`7"
Kitchen	Main	10`7" x 14`10"
Bedroom - Primary	Second	13`0" x 15`0"
Bedroom	Second	10`6" x 10`9"
2pc Bathroom	Main	
5pc Ensuite bath	Second	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	10`6" x 14`5"
Mud Room	Main	6`10" x 7`0"
Bedroom	Second	10`8" x 11`2"
Laundry	Second	5`5" x 6`5"
4pc Bathroom	Second	

Title:
Fee Simple
Legal Desc:

Zoning:
R-MX

2210389

Remarks

Pub Rmks:

This beautiful 3-bedroom home, offering over 2,200 sq ft of thoughtfully designed living space, is the perfect blend of style and functionality. Nestled in the highly sought-after family-friendly neighborhood of "The Willows," this home provides access to walking paths, a nearby nature reserve, parks, playground, and schools within walking distance—everything you need right at your doorstep. The open-concept main floor is ideal for entertaining, featuring 9' ceilings, oversized windows, and a cozy gas fireplace with stunning floor-to-ceiling tile surround. The kitchen is a chef's dream, featuring a massive quartz island and breakfast bar, walk-in pantry, and upgraded appliance package. Adjacent to the kitchen, the dining area boasts designer lighting and large sliding doors leading to a spacious, south-facing full-width deck with customized translucent deck cover built by Blueflower Sunrooms. Ideal for summer barbecues and relaxing evening retreats, the deck also offers picturesque views of the peaceful green space reserve. Upstairs, the luxurious primary suite offers a serene retreat with a walk-in closet and a spa-like ensuite featuring dual sinks, a deep soaker tub, and a separate shower. Two additional oversized bedrooms, a bonus room and a full bathroom complete the upper level. The walk-out lower level opens to a peaceful patio, perfect for relaxation. Here, you can indulge in the luxurious hot tub, letting the soothing jets melt your stress away, or enjoy an afternoon cultivating your gardening skills with the beautifully designed custom garden boxes. Additional highlights include built-in kitchen cabinets with ample storage, custom cellular blind shades, and a finished double-attached garage featuring a durable polyaspartic-coated floor and a Dyna-Glo garage heater for year-round comfort. The undeveloped basement with roughed in plumbing is ready for your creative personal touch. With over \$45,000 in impeccable landscaping in both the front and back by Twisted Rock Terrascape & Design, and a total of over \$80,000 in upgrades, this home is offering a truly move-in-ready experience. Located in Cochrane, a vibrant and family-oriented community, this home is close to schools, shopping, dining, cafes, sports complexes, swimming facilities, and more. Don't miss the chance to call this stunning property your home!

Inclusions:
Property Listed By:

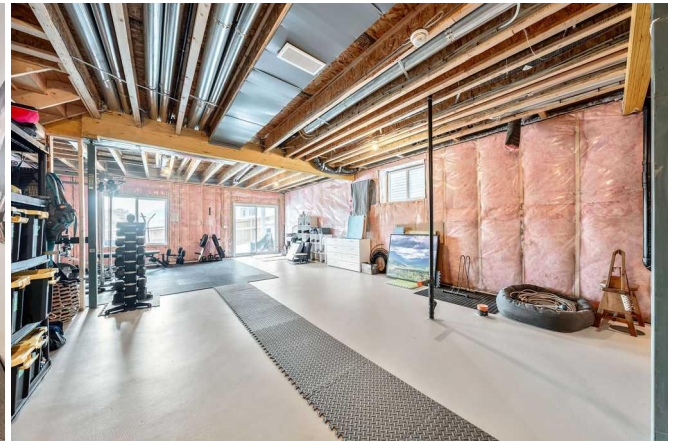
**Hot tub, tire rack in garage, small gray garden shed, custom garden boxes
CIR Realty**

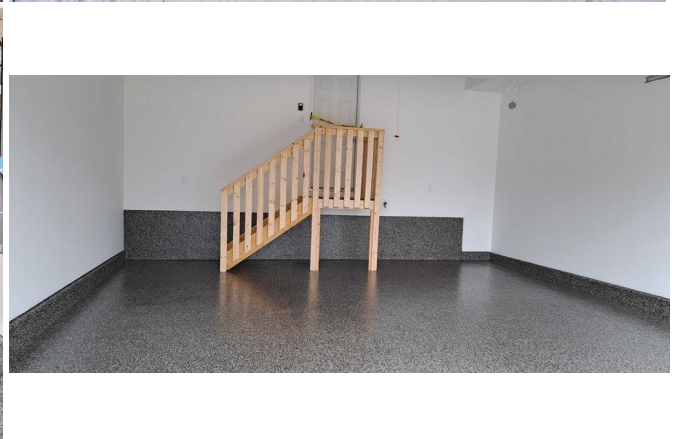
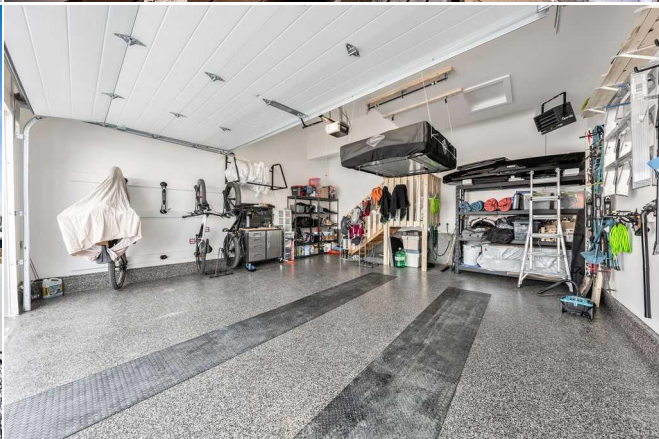
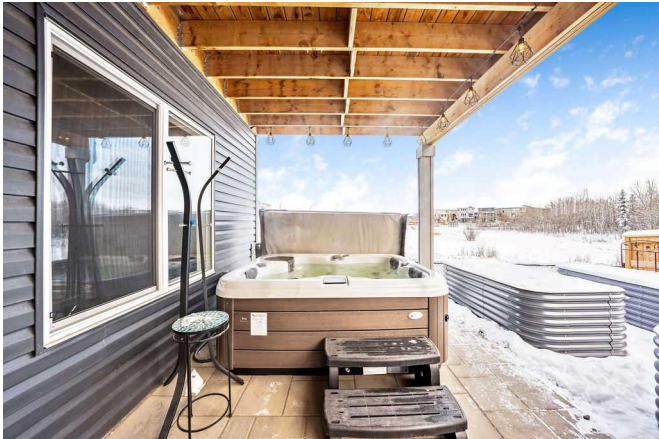
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













11 WILLOW PK PT UPGRADES

- Quartz countertops in both primary and guest bathroom
- Lighting upgrades throughout
- Bathroom timers in primary ensuite
- Closed cell blinds throughout
- Kineticco manual water softener in basement
- LVP flooring throughout main and upstairs
- Epoxy paint on basement floor
- LED lights in garage
- Polyspartic garage floor
- Electric heater with temperature control in garage
- Covered deck by Blue Flower Sun Rooms
- Fully landscaped incl stone patio completed by Twisted Rock Landscaping

