



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**44 WILLOW PARK Point, Cochrane T4C 2V3**

MLS®#: **A2186211**      Area: **The Willows**      Listing **01/09/25**      List Price: **\$629,900**  
 Status: **Active**      County: **Rocky View County**      Change: **-\$10k, 04-Mar**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**      Finished Floor Area  
 Year Built: **2025**      Abv Sqft: **2,016**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **4,131 sqft**      Ttl Sqft: **2,016**  
 Lot Shape:

DOM

**62**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **See Remarks**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stone, Vinyl Siding, Wood Frame**  
 Heating: **Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **None**      Flooring: **Vinyl Plank**  
    Water Source:  
    Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
 Int Feat: **Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`2" x 11`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`6" x 8`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`7" x 12`0"</b>	<b>Foyer</b>	<b>Main</b>	<b>9`8" x 5`9"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>14`11" x 9`9"</b>	<b>Mud Room</b>	<b>Main</b>	<b>5`6" x 5`4"</b>
<b>Laundry</b>	<b>Upper</b>	<b>5`5" x 5`2"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`0" x 12`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>18`3" x 10`2"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>13`0" x 10`5"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`3" x 4`11"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>10`2" x 5`3"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>12`9" x 8`5"</b>			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-MX**

**2210389**

Remarks

Pub Rmks: **OPEN HOUSE Sat. March 8, 1:00 - 4:00 pm Nestled close to the majestic mountains and scenic walking paths, this spacious sanctuary awaits! Welcome to this inviting 3-bedroom, 2000 + sq. ft. home designed with the modern family in mind. The main floor boasts an open-concept layout, offering generous central living space perfect for gatherings and everyday life. The spacious kitchen is a chef's dream, complete with ample cabinetry quartz countertops and a large pantry for all your storage needs and an \$8,000 Trail Appliance package for you to pick out your own appliances. Entertaining is a breeze with the kitchen seamlessly flowing into the great room, where a built-in fireplace creates a cozy ambiance for hosting guests or relaxing with loved ones. Upstairs, a central bonus room awaits, providing flexible space for family enjoyment and relaxation. Whether it's a movie night, game day, or a quiet reading nook, this versatile area caters to your every need. Step into luxury with a spa-like 5-piece primary bathroom and an expansive walk-in closet, providing a retreat within your own home. The basement is undeveloped awaiting your vision and comes with a separate side entrance. With its thoughtful design and family-friendly features, this home offers both comfort and style for the modern homeowner. Step outside onto the expansive pressure-treated back deck, where you'll find the ideal spot for outdoor entertaining, summer barbecues, or simply basking in the sun with your morning coffee. This versatile space extends your living area, providing endless opportunities for relaxation and enjoyment. Don't miss the opportunity to make it yours today!**

Inclusions:  
Property Listed By: **N/A**  
**eXp Realty**

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













