



GRASSROOTS
REALTY GROUP

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151 Willow Place
Cochrane, Alberta

MLS # A2238585



\$682,000

Division:	The Willows		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,917 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wired for Data		

Inclusions: None

Welcome to 151 Willow Place, Cochrane, Alberta. This beautiful 3-bedroom, 2.5 bathroom home located in the desirable community of the Willows is a must see! The main level showcases a bright, open-concept layout, ideal for both everyday living and entertaining. The kitchen features stunning granite countertops and an island complete with an oversized double sink and quality stainless steel appliances including a premium Bosch dishwasher, and a generous pantry with built in shelving. The main floor flows into a bright living room centred around an inviting fireplace. The main level flooring is eye-catching and durable luxury vinyl planks. Upstairs, you'll find a versatile family room with a raised ceiling. The primary bedroom comes with a beautiful en-suite bathroom with a soaker tub and a sparkling white tiled shower. The other two bedrooms provide ample space for family or guests. The home is equipped with extra outlets throughout, and there is extra shelving installed in the closets for your storage needs. This impressive home includes wiring for cameras, central air conditioning, and a south-facing, fully fenced back yard requiring minimal landscaping, that will back on to a future walking path. The home also features an oversized attached double car garage, upgraded with 60 Amp power and EV plug capability, and a side-mounted garage opener. There is extra space in the garage and driveway to fit your vehicles and store your sports equipment and tools. The spacious basement is the perfect spot for a home gym, office space or craft area, with plumbing rough-ins ready for your future development ideas. Close to the Rocky Mountains and many community amenities, this home is a perfect blend of modern, high-end features and thoughtful design. Don't miss your chance to make this beautiful home yours!

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