



**GRASSROOTS**  
REALTY GROUP

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**42 Willow Drive  
Cochrane, Alberta**

**MLS # A2239937**



**\$495,000**

<b>Division:</b>	The Willows		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,292 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Creek/River/Stream/Pond, Front Yard, Lawn, Level, R		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Natural Woodwork, Pantry		

**Inclusions:** n/a

Discover the perfect blend of comfort and convenience in this wonderfully appointed two-story duplex, ideally situated in The Willows directly across from the pond. This home offers exceptional access to the outdoors, with schools, parks, and pathways just a short stroll away. This home has been meticulously cared for and is truly better than new! With fresh paint and professionally cleaned as well as a finished yard and double detached garage there is nothing left to do but move in! You'll appreciate the tasteful features including hardwood floors, stainless steel appliances, granite counters, a functional island, and gas range. The spacious living room is perfect for cozy evenings with its built-in shelving unit and gas fireplace. The main floor seamlessly extends to a professionally redone, fully landscaped backyard, offering ample space for play and a large deck perfect for outdoor entertaining. There's also more than enough room for parking and storage in the double detached garage. Upstairs, you'll find a serene primary bedroom with a full ensuite and walk-in closet, plus two additional bedrooms and another 4-piece bath. The unfinished basement awaits your personal touch, providing endless possibilities to create the space of your dreams. Nothing to do except move in and enjoy!