



GRASSROOTS
REALTY GROUP

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**69 Willow Drive
Cochrane, Alberta**

MLS # A2241426



\$499,000

Division:	The Willows		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,590 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Stone Counters, Vinyl Windows		

Inclusions: N/A

This is an excellent opportunity to own a spacious 4-bedroom, 3.5-bathroom home with a double detached garage in the desirable community of The Willows in Cochrane. The main level features a centrally located kitchen with an island, adjacent to both the dining area and living room, ideal for hosting gatherings. Upstairs, the primary bedroom includes a walk-in closet and ensuite bathroom. Two additional well-appointed bedrooms, a full bathroom, and a convenient laundry closet complete the upper floor. The fully finished basement offers a bedroom, full bathroom, and a generously sized family room suitable for movie nights. The double detached garage provides ample space for parking vehicles or storing recreational equipment. Residents will also enjoy easy access to community pathways, schools, and nearby shopping. Book your showing today!