



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**173 Willow Green
Cochrane, Alberta**

MLS # A2243519



\$515,000

Division:	The Willows		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,374 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Level, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: Shed, mini-fridge

Beautifully maintained half-duplex in desirable Cochrane! This spacious 3-bedroom, 2.5-bath home offers comfort, practicality, and move-in readiness. The fully developed basement adds incredible versatility with a large family/entertainment area, wet bar, dedicated gym, office space, and plenty of storage. This home has an additional backyard shed. On the main floor, enjoy the convenience of laundry and a mudroom that opens directly onto a generous deck—perfect for relaxing or hosting family and friends. The well-kept backyard, durable non-carpeted basement flooring, and charming front porch add even more usable space for everyday living. Thoughtfully designed and carefully cared for, this home makes the most of every square foot—an excellent choice for families of all sizes looking for value and lifestyle in Cochrane.