



GRASSROOTS
REALTY GROUP

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**104 Willow Street
Cochrane, Alberta**

MLS # A2244074



\$634,700

| | | | |
|------------------|---|---------------|-------------------|
| Division: | The Willows | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,517 sq.ft. | Age: | 2015 (10 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscaping | | |

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|--------------------|--|-------------------|------|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Hardwood, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R-MX |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Wired for Sound

Inclusions: Basement Dishwasher, Amplifier for Basement Speakers, Garage Heater, Motorized Staircase, High Power EV Plug, Radon Extractor, Picnic Table and Bench, Chalk Board, Nest Thermostat, Backyard Exterior Lights, Automated Garage Lock.

Welcome to this beautifully maintained, open-concept home located in the sought-after community of The Willows! From the moment you arrive, the charm is undeniable featuring a spacious front veranda perfect for relaxing with a coffee or enjoying the nearby park views. Step inside to soaring 9' ceilings and hardwood floors throughout the main level, creating a bright, airy, and welcoming atmosphere. The modern kitchen is a showstopper, offering white quartz countertops, stainless steel appliances, a striking backsplash, and rich cabinetry that blends function with style. The layout flows seamlessly into the central dining area and cozy living room with a gas fireplace, making it the perfect setting for entertaining or everyday living. Upstairs, the primary bedroom retreat features a gorgeous feature wall, large windows, a spacious walk-in closet, and a private 4-piece ensuite with plenty of room to unwind. Two additional bedrooms offer great space and natural light, while the conveniently located upper-floor laundry sits between all the bedrooms ideal for busy households. The separate-entry basement suite offers outstanding flexibility, complete with its own kitchen (island, cabinetry, appliances, and shelving), a large bedroom, a 3-piece bathroom, and potential for separate laundry. Whether you're looking for a mortgage helper, extended family space, or rental income, this level is move-in ready and fully functional. The backyard is designed with both style and functionality in mind. Step onto a spacious custom-built deck with a pergola, integrated table and bench seating, and even a built-in sandbox for the kids. The space was carefully curated for ambiance, fun, and easy outdoor living. The double detached garage is a true bonus, fully equipped with a heater, EV charging plug, built-in speakers, and a motorized staircase leading up to the rafters for

extra storage perfect for the hobbyist, tinkerer, or craftsperson family. This is more than a house, it's a lifestyle in a family-friendly, vibrant community close to parks, schools, and everyday amenities. Don't miss your opportunity to make this move-in ready, upgraded home your own. Book your private showing today!