



**GRASSROOTS**  
REALTY GROUP

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

**14 Willow Drive**  
**Cochrane, Alberta**

**MLS # A2248824**



**\$524,999**

<b>Division:</b>	The Willows		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,595 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, See Remarks, Street Lighting		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Vinyl Windows, Walk-In Closet(s), Wired for Sound

**Inclusions:** None

Welcome to 14 Willow Drive &mdash; a beautifully maintained two-storey home in the sought-after, family-friendly community of The Willows in Cochrane. With over 2,300 sq. ft. of thoughtfully developed living space across three levels, this home blends modern style with everyday functionality. The main floor boasts a bright and inviting living room with expansive front windows, a spacious kitchen featuring stainless steel appliances, quartz countertops, and a central island with seating for four, as well as an open dining area with direct access to the back deck &mdash; perfect for entertaining. Upstairs, you'll find three comfortable bedrooms, including a generous primary retreat complete with a walk-in closet and a luxurious 5-piece ensuite with a separate tub and shower. The fully finished lower level offers a large recreation room, an additional bedroom, a full bathroom, and ample storage space &mdash; providing flexibility for family living or guests. Step outside to enjoy a landscaped front and backyard, plus a private rear deck ideal for summer barbecues. The oversized 20' x 24' detached double garage is a true standout: heated, insulated, drywalled, finished with LED lighting throughout, equipped with a smart home thermostat, and even includes a convenient fully finished storage loft. Located just steps from Bow Valley High School, parks, pathways, across the street from a beautiful pond, and close to all of Cochrane's amenities, this move-in ready home is the perfect fit for growing families.