



GRASSROOTS
REALTY GROUP

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

**161 Willow Green
Cochrane, Alberta**

MLS # A2257985



\$458,000

Division:	The Willows		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,213 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Granite Counters, Open Floorplan, Pantry, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-MX
Utilities:	-

Inclusions: n/a

Welcome to this beautifully designed 1,213 sqft semi-detached home, where style meets functionality. From the moment you arrive, the inviting covered front porch sets the tone for the warm and welcoming interior. Step inside to a bright, open-concept main floor that effortlessly connects the spacious front living room, central dining area, and a well-appointed kitchen at the rear. Featuring granite countertops, a pantry for added storage, stainless steel appliances, hardwood floors and a layout that's perfect for entertaining, this kitchen is both stylish and practical. A convenient 2-piece powder room, main floor laundry and back mudroom completes the main level. Upstairs, you'll find three comfortable bedrooms, including a serene primary suite with a generous walk-in closet and a private ensuite featuring a walk-in shower. Another 4 piece bathroom perfectly placed between the primary and bedroom two and three adds to privacy for the whole family. The fully developed basement offers additional living space with a fourth bedroom and a full 4-piece bathroom — ideal for guests, teens, or a home office. Enjoy low-maintenance outdoor living with a South facing backyard tiered deck that's perfect for gatherings and relaxing in the evenings. Located in the desirable community of The Willows, you're just minutes from schools, playgrounds, and shopping, as well as Cochrane's scenic trail network and outdoor spaces always within easy reach. This home offers the style you want and the practicality your family needs — all in a location you'll love.