



GRASSROOTS
REALTY GROUP

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156 Willow Street
Cochrane, Alberta

MLS # A2266115



\$549,900

Division:	The Willows		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,494 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, On Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

This bright and sunny, open-concept main floor plan embraces a warm & modern aesthetic with ' knock-down ceilings and hardwood floors. The spacious living room flows seamlessly into the dining area & kitchen boasting full-height cabinets, soft close drawers and doors, double door -built in pantry, quartz counters and generous breakfast bar. This dream kitchen is not only a joy to prepare meals in, but a space family & friends will gravitate to. Access the rear deck and fenced yard through the back entrance boasting convenient and attractive mud room with custom wood lockers and 2-piece bath. Upper level includes spacious, sunny, primary retreat, roomy ensuite with extra-long quartz counters and oversized walk-in shower. Convenient laundry space, 4-piece bath with quartz counters & two additional bedrooms complete the upper floor. custom site-built wooden shelving in closets throughout. Low E PVC windows, high efficiency furnace, HRV-Heat Recovery Ventilation system, and 50-gal gas hot water tank. Roughed in plumbing in basement and double-car, gravelled parking pad off paved lane for future development. Enjoy the south facing front covered porch year-round, the miles of pathways throughout the community and hundreds of acres of nature reserve. Walking distance to school, parks, shopping & transit and easy access in and out of the community with two entrance points.