



GRASSROOTS
REALTY GROUP

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179 Willow Place
Cochrane, Alberta

MLS # A2279984



\$534,900

Division:	The Willows		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,651 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Quartz Counters, See Remarks		

Inclusions: Garage built-in shelving

Welcome home to The Willows! This thoughtfully upgraded, fully developed 4-bedroom, 3.5-bath semi-detached home blends MODERN DESIGN with the kind of comfort that works for real life. From the moment you step inside, the bright, open main floor welcomes you with durable laminate flooring and a layout that flows effortlessly. The living room is centred around a cozy GAS FIREPLACE, setting the scene for quiet evenings, movie nights, and everything in between. The kitchen is a true heart-of-the-home moment — two-toned cabinetry, QUARTZ COUNTERTOPS, upgraded stainless steel appliances, and a stylish tile backsplash come together beautifully. A WALK-THROUGH PANTRY and functional mudroom keep daily chaos neatly tucked away, while a convenient powder room rounds out the main level. Upstairs, the primary suite is a calm retreat, complete with a generous walk-in closet and a stunning 5-PIECE ENSUITE featuring dual sinks and quartz counters. Two additional bedrooms, a sleek 4-piece bathroom (also with quartz), upper-level laundry, and a central bonus room offer flexibility for growing families, work-from-home days, or cozy family nights. The FULLY DEVELOPED BASEMENT adds even more living space, with high ceilings, a spacious family room, a fourth bedroom, and a beautifully finished 3-piece bathroom — ideal for guests, teens, or extended family. Outside, enjoy your private, landscaped backyard with a deck made for BBQs and warm summer evenings. The extended single attached garage provides room for both your vehicle and extra storage. With planned WALKING PATHS going in behind this home and located just steps from parks, pathways, shopping, and all the amenities The Willows is known for, this is a home that truly checks every box — and then quietly exceeds expectations.

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