



**GRASSROOTS**  
REALTY GROUP

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**173 Willow Green  
Cochrane, Alberta**

**MLS # A2282481**



**\$485,000**

<b>Division:</b>	The Willows		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,378 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Walk-In Closet(s), Wet Bar		

**Inclusions:** Curtain Rods, Outdoor Shed, Mini Bar Fridge, TV Wall Mount(s), All Lighting Fixtures Attached, Ceiling Fan

Welcome to 173 Willow Green &mdash; a bright and beautifully maintained semi-detached home featuring a charming front veranda and a thoughtfully designed layout. Step inside to a sun-filled living room highlighted by a transom window that floods the space with natural light. The main level offers durable laminate flooring, a convenient mudroom, and laundry on the main floor for everyday ease. The kitchen is finished with GRANITE COUNTERTOPS and comes complete with fridge, stove, microwave, and a newer dishwasher (2024). Upstairs, you’ll find a SPACIOUS PRIMARY BEDROOM with a WALK-IN CLOSET and a PRIVATE ENSUITE (light fixture to be replaced with builder-grade). Two additional rooms include a front-facing bedroom and a versatile spare room, along with a 4-piece main bathroom. A large window in the stairwell adds even more natural light throughout the home. The FINISHED BASEMENT is designed for entertaining and relaxation, offering a generous recreation space, WET BAR with BAR FRIDGE, and TV wall mount. Enjoy outdoor living in the SOUTH-FACING BACKYARD featuring a Rundle stone patio, a well-kept yard, and an outdoor shed&mdash;perfect for summer evenings and extra storage.