



**173 Willow Green
Cochrane, Alberta**

MLS # A2282481



\$469,900

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

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|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-MX |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | 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 — 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—perfect for summer evenings and extra storage.