



**304 Willow Street  
Cochrane, Alberta**

**MLS # A2295510**



**\$549,000**

<b>Division:</b>	The Willows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,459 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, 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	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to The Willows! One of Cochrane's Most Sought-After Communities. Nestled in the heart of The Willows, this beautifully crafted Kingsmith-built home offers the perfect blend of style, comfort, and location. With quick access to Highway 22 and Cochrane's vibrant town centre, plus ponds, wetlands, trails, playgrounds, and schools just steps away. This is truly the best of South Cochrane living. Step onto the wide front porch and into a bright, open-concept main floor featuring rich hardwood floors, generous dining space, and a stunning kitchen complete with a large island, granite countertops, abundant cabinetry, and top-of-the-line upgraded appliances. West-facing exposure means all day sunshine floods through your windows. Two double closets in the entryway, making sure there is never lack of space for everyone's coats and shoes. Main floor laundry and a powder room round out this level perfectly. Upstairs, the spacious primary retreat with a private ensuite and walk-in closet, joined by two additional well-sized bedrooms, full 3 piece bathroom and a sun-drenched stairwell with large windows. The fully finished basement offers a large recreation space and a 3-piece bathroom &mdash; plus electrical rough-in for a surround sound system. Double closets and an area for a bedroom finishes this level. Outside, the fully fenced, flat rectangular lot is ready for your vision, with hot tub electrical already roughed in. Walking distance to the high school, ponds, and trails &mdash; this one checks every box.