



**1 Willow Court  
Cochrane, Alberta**

**MLS # A2188745**



**\$549,000**

<b>Division:</b>	The Willows		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,652 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, See Remarks		

**Inclusions:** N/A

Nestled in the vibrant Willows community of Cochrane, this stunning 3-bedroom, 3-bathroom half duplex offers the perfect blend of modern living and spacious comfort. Enjoy the best of Alberta with breathtaking country views and easy access to both Calgary and the Rocky Mountains. With excellent access to Highway 22 and Highway 1, you're only a short drive from Calgary and so close to the mountains! 3 spacious bedrooms, 3 bathrooms, and a huge over 500sqft unfinished basement with endless potential combine to create an exceptional living space. The single-car garage and large private backyard with no rear neighbours make this property truly unique. Don't miss this opportunity to make your dream home a reality in one of Cochrane's most desirable neighbourhoods!