



GRASSROOTS
REALTY GROUP

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**218 Willow Place
Cochrane, Alberta**

MLS # A2200606



\$699,900

Division:	The Willows		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,982 sq.ft.	Age:	2019 (6 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry		

Inclusions: Ring Doorbell, Security Camera, Smart-Lock, Telus services if the buyer wants them transferred and take over the contract

Located in the family-friendly community of The Willows, 218 Willow Place is a 5-bedroom, 3.5-bathroom home built by Pacesetter by Sterling Homes. This fully finished home offers plenty of space, modern finishes, and a functional layout designed for comfortable living. The kitchen features quartz countertops, stainless steel appliances, and LED lighting, opening to a dining and living area that's ideal for everyday use. Upstairs, the bedrooms are generously sized, including a primary suite with a private ensuite. The fully finished basement adds even more living space with additional bedrooms, a full bathroom, and a flexible area for a rec room or home office. Outside, the multi-level deck and fully fenced backyard provide privacy and space for outdoor activities. The double attached garage and driveway offer plenty of parking. This home is within walking distance to Bow Valley High School and Fireside Elementary, with quick access to downtown Cochrane and just 7 minutes to the Trans-Canada Highway for an easy commute into Calgary or out to the mountains. Book a showing today!