



GRASSROOTS
REALTY GROUP

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2 Willow Drive Cochrane, Alberta

MLS # A2208037



\$559,000

Division:	The Willows		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,582 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear, On Street, Oversized, Paved, M		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Lawn, M		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage		
Inclusions:	All Attached Shelves.		

Perfectly perched on a SUNNY CORNER LOT across from peaceful Catkin Pond, this FORMER SHOWHOME offers unbeatable modern charm in the heart of Cochrane's scenic Willows community. This stunning 2 Storey boasts 9' ceilings and a thoughtfully designed layout that perfectly captures both function and style. Step inside to a bright and spacious Foyer with bench w/ storage & a large coat closet, and admire the rich HARDWOOD that flows throughout. The airy Living Room invites you to relax with its large picture window, floating shelves and cozy GAS FIREPLACE w/ tile surround & a mantle. The Kitchen is beautifully appointed with GRANITE counters, a timeless tiled backsplash, loads of beautiful cabinetry, SS appliances, a well-placed window over the sink, and a CORNER PANTRY with built-in solid shelving! Whether you're gathering around the eat-up island or hosting dinners in the generous Dining space step out to the backyard, to enjoy the afternoon sun! Just past the 2-pc Bathroom is the entry to the functional Laundry & Mudroom, complete with a unique separate ENTRANCE with steps into the side yard, perfect for a dog run or added convenience. Upstairs, you'll find all THREE BEDROOMS, including 2 bright secondary rooms with blackout blinds and organized closets. The massive Primary Suite overlooks the tranquil pond offering gorgeous views day or night, and has plenty of space for your king-sized bed, PLUS a spacious 3-pc Ensuite with granite vanity, big window, and oversized tiled shower that walks through to your WALK-IN CLOSET. A 4-pc bathroom with granite counters, tile floors and a deep soaker tub/shower combo completes this level, along with a coveted LINEN CLOSET with extra solid-shelf storage. The lower level is ready for your vision, already roughed-in for a future bathroom and with two

large windows - the future development potential is unlimited. Outside, enjoy a private WEST-FACING BACKYARD with a raised deck w/ decorative privacy walls, lush flower beds, storage space under the deck, plenty of maturing trees, and a beautiful pathway leading to your DOUBLE DETACHED Over sized GARAGE! The Garage backs a PAVED ALLEY, is extremely bright, and hosts a built-in workbench. Boasting the ideal blend of functional living space, nature and neighborhood, this home truly checks all the boxes. Surrounded by mature trees, miles of scenic pathways, and easy access to schools, parks, shopping and transit.