



**GRASSROOTS**  
REALTY GROUP

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**57 Willow Court**  
**Cochrane, Alberta**

**MLS # A2210664**



**\$774,500**

<b>Division:</b>	The Willows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,305 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** None

**BACKS ONTO PARK | FOUR BEDROOMS UPSTAIRS | FINISHED WALKOUT BASEMENT with SIXTH BEDROOM | LARGE YARD |**  
Welcome to this bright and airy home backing onto serene greenspace in The Willows! A spacious foyer leads you past the mudroom into a quiet den located next to the double attached garage. The heart of the home is the sleek, upgraded kitchen featuring a central island with a gas range and mini fridge, built-in wall oven, and an abundance of counter and storage space. A walk-in pantry adds even more convenience. The dining room is bathed in natural light from large windows, while the cozy living room centers around a modern gas fireplace. Step out onto the deck just off the kitchen—perfect for summer BBQs and entertaining. A 2-pc bath completes the main floor. Upstairs, the primary bedroom is your private retreat, complete with a 4-piece ensuite featuring a soaking tub, steam shower, and a generous walk-in closet. Three additional bedrooms, a full 4-piece bathroom with double vanity, and a dedicated laundry room rounds out the upper level. The fully developed walk-out basement offers even more living space with a comfortable living room, wet bar, a large bedroom, and a 3-piece bath—ideal for guests, extended family, or a private suite setup. The fully landscaped, low-maintenance yard has room for plenty of play and activities. Located in The Willows, this home is within walking distance of Bow Valley Highschool, parks and pathways. The neighbourhood provides quick access to Highway 22, shopping, restaurants, gas stations, and more!