



GRASSROOTS

REALTY GROUP

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**12 Willow Street
Cochrane, Alberta**

MLS # A2326229



\$779,900

Division:	The Willows		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,339 sq.ft.	Age:	2022 (4 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Few Trees, Interior Lot, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, 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, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, 2 built-in ovens, built in microwave, Gas cook top, Hoodfan, All window coverings, Washer & Dryer, Humidifier, Air conditioner, Tv and Mounts (4), (House could be sold furnished), Garage door opener with remotes (2)

THIS IS THE PREMIUM CUSTOM HOME YOU'VE BEEN WAITING FOR! Welcome to one of the finest homes in The Willows of Cochrane, perfectly positioned on a quiet street with the neighbourhood pond and park just diagonally across the street. Offering a level of quality, craftsmanship, and upgrades rarely found in the neighbourhood, this exceptional custom-built home is being offered fully furnished, making it an incredible turnkey opportunity for today's busy family. From the moment you step inside, you'll appreciate that this is anything but a typical builder home. Designed with comfort, entertaining, and everyday living in mind, the bright open-concept floor plan showcases 9-foot knockdown ceilings, stunning engineered hardwood flooring, custom millwork throughout, LED dimmable lighting, and a spectacular stone fireplace with custom mantle. The chef-inspired kitchen is truly the heart of the home, featuring quartz countertops, custom soft-close cabinetry with extensive built-ins, a massive island, walk-through pantry, premium stainless steel appliances, double wall ovens, built-in microwave, and an impressive 36-inch five-burner gas cooktop. The spacious dining area opens onto a sunny west-facing backyard complete with a maintenance-free Dura Deck, BBQ gas line, and full fencing—perfect for summer entertaining. Retreat upstairs to a luxurious primary suite featuring a spa-quality ensuite with heated floors, an oversized steam shower, relaxing soaker tub, and a generous walk-in closet. Two additional oversized bedrooms each offer walk-in closets with custom organizers, while the centrally located bonus room provides the perfect family gathering space. The oversized upper laundry room includes a sink, built-in cabinetry, and exceptional storage. The professionally finished basement expands your living space with two additional bedrooms,

a large recreation room, a versatile flex room, and extensive built-in storage. Additional upgrades include central air conditioning, heated flooring in both the upper and basement bathrooms, custom lockers in the mudroom, and premium finishes throughout that set this home apart. As an incredible bonus, the home is being sold fully furnished, including four wall-mounted TVs with mounts and selected furniture—ideal for families wanting a truly move-in-ready experience or buyers relocating to Cochrane. Quick access to Highway 22 and Highway 1A, making commuting to Calgary convenient. Close to excellent schools, including Bow Valley High School. Close to the Spray Lake Sawmills Family Sports Centre, one of Alberta's premier recreation facilities, offering arenas, pools, fitness, climbing, indoor turf, and more. Located just steps from parks, walking paths, excellent schools, and shopping, this home offers the perfect blend of luxury, functionality, and family lifestyle. Opportunities like this are exceptionally rare. Experience the difference that true custom craftsmanship makes and book your private showing with your favorite Realtor today.