



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

173 Willow Green
Cochrane, Alberta

MLS # A2326955



\$450,000

Division:	The Willows		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,378 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Land		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar		

Inclusions: Outdoor Shed, Mini Bar Fridge, TV Wall Mount(s), All Lighting Fixtures Attached

Welcome to 173 Willow Green, a bright and beautifully maintained semi-detached home nestled in the heart of The Willows, one of Cochrane's most family-friendly communities. This home offers a lifestyle that's both connected and convenient. A charming FRONT VERANDA welcomes you home and provides the perfect spot to enjoy your morning coffee or unwind in the evening. Inside, the OPEN-CONCEPT main floor is filled with natural light, highlighted by a TRANSOM WINDOW in the spacious living room. Durable LAMINATE FLOORING, MAIN FLOOR LAUNDRY, and a functional MUDROOM make everyday living effortless. The kitchen combines style and functionality with GRANITE COUNTERTOPS, ample cabinetry, and a full appliance package including a FRIDGE, STOVE, MICROWAVE, and a NEWER DISHWASHER (2024). It's a welcoming space for everything from busy mornings to entertaining family and friends. Upstairs, the SPACIOUS PRIMARY BEDROOM features a WALK-IN CLOSET and PRIVATE ENSUITE (light fixture to be replaced with builder-grade). Two additional bedrooms and a bright 4-PIECE MAIN BATHROOM provide flexibility for family, guests, or a home office. The FINISHED BASEMENT expands your living space with a generous recreation room, complete with a WET BAR, BAR FRIDGE, and TV WALL MOUNT—perfect for movie nights, entertaining, or relaxing. Outside, enjoy the SOUTH-FACING BACKYARD with a beautiful RUNDLE STONE PATIO, well-maintained yard, and an OUTDOOR SHED for added storage. Whether you're hosting summer BBQs or simply soaking up the sunshine, this outdoor space is designed to be enjoyed. Located in The Willows, you'll love being just minutes from schools, shopping, restaurants, parks, and scenic pathways, with quick access to both Calgary and the

ROCKY MOUNTAINS. Offering the perfect blend of comfort, convenience, and community, this move-in-ready home is one you won't want to miss.