



GRASSROOTS
REALTY GROUP

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**137 Willow Park
Cochrane, Alberta**

MLS # A2334193



\$649,999

Division:	The Willows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,101 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Bar stools, television in living room, television in basement, shelving in garage, shelving in utility room, curtain coverings, deep freeze in garage

OPEN HOUSE Sunday October 4th 1pm to 3pm. Beautifully maintained, and thoughtfully designed, this bungalow in The Willows offers the perfect blend of comfort, style and functionality. From the welcoming foyer, the sight lines flow effortlessly into the kitchen, creating a layout that's perfect for both everyday living and entertaining. Featuring stainless steel appliances, granite countertops, and generous prep space, the kitchen opens seamlessly to the vaulted-ceiling living room, creating a bright and airy atmosphere that's ideal for gathering with family and friends. The inviting primary bedroom offers a peaceful retreat, complete with a walk-in closet, a 5 piece ensuite, and direct access to the shared walkout deck, which is also accessible from the living room. This tranquil outdoor space is perfect for enjoying your morning coffee, entertaining guests, or unwinding at the end of the day while taking in the quiet surroundings. The fully finished basement adds exceptional versatility with two additional bedrooms, making it ideal for a growing family, overnight guests, a home office, or hobby space. The thoughtful layout provides flexible living options that can easily adapt to your changing lifestyle. Located in The Willows community, this home is surrounded by quiet streets, scenic walking paths, parks, and green spaces that contribute to the neighborhood's welcoming atmosphere. Families will appreciate the nearby K school, as well as the high school, gas station, and convenient dining options within the community. Just minutes away, you'll find boutique shopping, restaurants, a pharmacy, and other everyday amenities. Downtown Cochrane is also close by, offering charming local shops, caf&#eacute;s, and year round community events. With quick access to Highway 22 and approximately 20 minutes to Calgary's

west end, this location is ideal for commuters seeking the perfect balance of small-town charm and city convenience. This is a wonderful opportunity to enjoy easy bungalow living in one of Cochrane's desirable communities. Book your showing today!