



GRASSROOTS
REALTY GROUP

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**136 Willow Street
Cochrane, Alberta**

MLS # A2342736



\$479,900

Division:	The Willows		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,414 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Low Maintenance Land		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, See Remarks	Sewer:	-
Roof:	Asphalt Shingle, Asphalt/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome home to The Willows, a desired family community! 136 Willow Street has been tastefully designed with a stunning curb appeal and a welcoming front porch. The main level has a dedicated front entrance, a cozy gas fire place in the living room, 9' ceilings and beautiful engineered hardwood flooring. The kitchen has modern lighting, stainless steel appliance package, granite countertops, and plenty of storage with the complimenting pantry. There is a convenient main level bathroom and frosted glass sliding door allows daylight throughout the back mudroom accessing the deck. The staircase showcases a gorgeous upgraded wooden railing with metal spindles. Upstairs, relax in the Primary wing boasting a large ensuite and walk-in closet. Two more comfortably sized bedrooms, full bathroom, laundry and storage complete the upper level. Plenty of daylight shines into the home, including the upper level. The basement has rough in plumbing and remains unspoiled for your future designs. Enjoy the private, fenced backyard and double garage! The garage is accessible from the extra wide alley with room for additional parking! Be sure to check out the new K-8 school a short walk away. The school is currently under construction with completion expected Fall 2028! Adding to the existing schools, nearby scenic pathways, parks, restaurants, shopping and short commute to SLS Centre (Spray Lakes Rec Centre), Calgary or the Rockies! Gently lived in showing pride in ownership, ready for the next owner with a quick possession available, book your private showing today!