



# 256 Willow Cochrane Alberta

\$614,900

The very first thing you will notice when you pull up is the wide-open space right in front of the house. It is situated directly across from green space with no neighbours, also located a few blocks from Bow Valley High School and you will enjoy beautiful Rocky Mountain views! Once inside, you will be amazed with the open concept and sheer size of the state-of-the-art kitchen, dining room and living room. The chef of the family will enjoy Quartz counter tops and the massive island where you will prepare your meals for family and friends. Directly off the kitchen you will notice the generous sized walk-through pantry leading to your half bathroom and double attached garage that fits 2 vehicles and still has ample storage space. When you go to the upper floor you will be greeted by the massive bonus room that will be perfect for a projector room/living room or playroom for the kids. Right off the bonus room is where you will find your laundry room and a full bathroom with 2 very good-sized bedrooms. On the opposite side of the bonus room is where you will step into the impressive master bedroom that easily fits a king size bed and still have room to spare, a generous walk-in closet and your own 5-piece bathroom. The huge basement is ready for your own personal upgrades and is ideal for all your storage needs like Christmas decorations and gym equipment. The fully fenced-in backyard is perfect for your pets. This 2021 property with 1874.67 square feet STILL HAS 7 YEARS OF THE NEW BUILD WARRANTY and is conveniently located minutes away from the amazing Spray Lakes Sawmill recreation center and off-leash dog park and an easy 30 minute commute to downtown Calgary or 45 minutes to the fresh air of Canmore/Banff. If you are concerned about security, the current subscription for the complete home monitoring system is paid for until 2029! This house has it all! Don't wait...

- Other 20.25 Ft x 36.75 Ft
- 2pc Bathroom 4.92 Ft x 4.75 Ft
- Dining room 9.58 Ft x 12.33 Ft
- Kitchen 17.33 Ft x 11.08 Ft
- Living room 11.50 Ft x 14.42 Ft
- 4pc Bathroom 4.92 Ft x 8.00 Ft

- 5pc Bathroom 9.75 Ft x 10.25 Ft
- Bedroom 10.25 Ft x 12.25 Ft
- Bedroom 10.33 Ft x 13.00 Ft
- Bonus Room 16.83 Ft x 14.33 Ft
- Primary Bedroom 11.00 Ft x 14.08 Ft
- Other 9.75 Ft x 5.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
eXp Realty

<https://www.calgaryhousefinder.ca/>



See

### Mirror

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca