

**13 Willow Green Way
Cochrane, Alberta**

MLS # A2177725



\$539,900

Division:	The Willows		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,537 sq.ft.	Age:	2015 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)

Inclusions: Fridge in garage, shelving in lower, ceiling fan in master

Beautiful, Immaculate Home Loaded with Upgrades, NO CONDO FEES, Air Conditioning and a Double Detached Garage (Insulated, Drywalled and has Epoxy flooring) ! Wide open concept Gourmet Kitchen with Stainless Steel Appliance package, Full Height Cabinetry, Granite Countertops and a Huge Work Island/Breakfast Bar flowing into comforting Living Area. Upstairs to a large Primary Bedroom with lovely Ensuite, Double Vanity, Deep Soaker Tub and a Stand alone Shower. 2 other well sized bedrooms, main bath and Laundry Room. The location is also Fantastic...Across the street from a Play Park for all ages. Basket Ball as well ! Easy access to the 1A to get to the Mountains or into Calgary. Take a look at the Virtual Tour !