

**40 Willow Street
Cochrane, Alberta**

MLS # A2180147



\$734,999

Division:	The Willows		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,097 sq.ft.	Age:	2019 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Lake, Greenbelt, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, High Ceilings, Open Floorplan		

Inclusions: None

Welcome to 40 Willow Street! This stunning home, built in 2020 by Renova, is ideally located in one of Cochrane's most sought-after neighbourhoods. Nestled against a serene wetland reserve and green space, the property boasts a private, fenced backyard with a built-in sprinkler system and professional landscaping. Its impeccable design, stylish colour palette, and high-end finishes give it the appearance of a showhome. The air conditioner will keep you comfortable during the summer in Cochrane. The upper level features three spacious bedrooms and a versatile bonus room situated for both privacy and functionality. The primary bedroom feels like a private retreat, complete with a luxurious five-piece ensuite and breathtaking natural views. The fully finished basement offers a cozy family room or gym area with a built-in desk, as well as an additional guest bedroom—perfect for hosting friends and family. On chilly winter days, enjoy the convenience of a heated double-car garage. Living in The Willows means you're just seven minutes from the Trans-Canada Highway for easy commutes to Calgary or the mountains, while still having excellent access to Cochrane's town center and its many amenities. Don't miss out on this incredible home—contact us today for more information!