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GRASSROOTS
REALTY GROUP

587-899-3773
justin@realtyaces.ca

42 Willow Drive
Cochrane, Alberta

MLS # A2239937

$495,000

Division:	The Willows		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,292 sq.ft.	**Age:**	2013 (12 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Creek/River/Stream/Pond, Front Yard, Lawn, Level, R		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-MX
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Granite Counters, Kitchen Island, Natural Woodwork, Pantry		

Inclusions:	n/a

Discover the perfect blend of comfort and convenience in this wonderfully appointed two-story duplex, ideally situated in The Willows directly across from the pond. This home offers exceptional access to the outdoors, with schools, parks, and pathways just a short stroll away. This home has been meticulously cared for and is truly better than new! With fresh paint and professionally cleaned as well as a finished yard and double detached garage there is nothing left to do but move in! You'll appreciate the tasteful features including hardwood floors, stainless steel appliances, granite counters, a functional island, and gas range. The spacious living room is perfect for cozy evenings with its built-in shelving unit and gas fireplace. The main floor seamlessly extends to a professionally redone, fully landscaped backyard, offering ample space for play and a large deck perfect for outdoor entertaining. There's also more than enough room for parking and storage in the double detached garage. Upstairs, you'll find a serene primary bedroom with a full ensuite and walk-in closet, plus two additional bedrooms and another 4-piece bath. The unfinished basement awaits your personal touch, providing endless possibilities to create the space of your dreams. Nothing to do except move in and enjoy!