

173 Willow Green
Cochrane, Alberta

MLS # A2282481



\$485,000

Division:	The Willows		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,378 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Walk-In Closet(s), Wet Bar		

Inclusions: Curtain Rods, Outdoor Shed, Mini Bar Fridge, TV Wall Mount(s), All Lighting Fixtures Attached, Ceiling Fan

Welcome to 173 Willow Green — a bright and beautifully maintained semi-detached home featuring a charming front veranda and a thoughtfully designed layout. Step inside to a sun-filled living room highlighted by a transom window that floods the space with natural light. The main level offers durable laminate flooring, a convenient mudroom, and laundry on the main floor for everyday ease. The kitchen is finished with GRANITE COUNTERTOPS and comes complete with fridge, stove, microwave, and a newer dishwasher (2024). Upstairs, you'll find a SPACIOUS PRIMARY BEDROOM with a WALK-IN CLOSET and a PRIVATE ENSUITE (light fixture to be replaced with builder-grade). Two additional rooms include a front-facing bedroom and a versatile spare room, along with a 4-piece main bathroom. A large window in the stairwell adds even more natural light throughout the home. The FINISHED BASEMENT is designed for entertaining and relaxation, offering a generous recreation space, WET BAR with BAR FRIDGE, and TV wall mount. Enjoy outdoor living in the SOUTH-FACING BACKYARD featuring a Rundle stone patio, a well-kept yard, and an outdoor shed—perfect for summer evenings and extra storage.