# \$674,900 - 39 Bow Ridge Drive, Cochrane

MLS® #A2202919

### \$674,900

3 Bedroom, 4.00 Bathroom, 2,078 sqft Residential on 0.12 Acres

Bow Ridge, Cochrane, Alberta

Spacious 2077 Sq Ft Home in Bow Ridge â€" Full-Sized Lot & Quiet Neighborhood!

This perfect family home in Cochrane sits on a full-sized lot in a safe, calm neighborhood and offers 3 bedrooms up, 3.5 baths, and a large bonus roomâ€"perfect for entertaining. The primary suite easily fits a king-sized bed and features a luxurious 5-piece ensuiteâ€"your ideal retreat!

The main floor boasts an elegant arched entry leading to the dining room, ideal for special occasions. The bright, open-concept kitchen includes a huge island, updated cabinets, stainless steel appliances, and a walk-in pantry. A cozy dinette area flows into the family room, complete with a wood-burning, stone-faced fireplace. Convenient main floor laundry is located near the garage entrance.

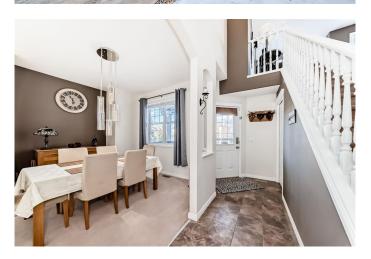
The fully developed basement is an entertainer's dream, featuring a wet bar, a workroom with extra storage, and a spa-inspired 3-piece bathroom. The cinema projection system makes movie nights unforgettable!

Located in a peaceful, family-friendly community with quiet, safe streets, this home is perfect for those looking for space, comfort, and lifestyle.

Now is the time to move upâ€"don't wait,







#### Built in 2001

#### **Essential Information**

MLS® # A2202919 Price \$674,900

Bedrooms 3
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,078
Acres 0.12
Year Built 2001

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 39 Bow Ridge Drive

Subdivision Bow Ridge City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 1L1

#### **Amenities**

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Bar, Breakfast Bar, Central Vacuum, Closet Organizers, Granite

Counters, Kitchen Island, No Smoking Home, Pantry

Appliances Dishwasher, Dryer, Electric Stove, Freezer, Microwave Hood Fan,

Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces

Fireplaces Masonry, Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard, Storage

Lot Description Back Yard, Gazebo, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 21st, 2025

Days on Market 156
Zoning R-LD

## **Listing Details**

Listing Office TREC The Real Estate Company

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