# \$519,900 - 95 Bow Ridge Road, Cochrane

MLS® #A2202366

## \$519,900

3 Bedroom, 3.00 Bathroom, 1,119 sqft Residential on 0.09 Acres

Bow Ridge, Cochrane, Alberta

Nestled in a peaceful and friendly cul-de-sac in Bow Ridge, this rare hillside walkout bungalow offers a serene setting combined with breathtaking views. Boasting 3 bedrooms and 2.5 bathrooms, this beautiful home is perfect for investors, downsizers, and young families alike.

The primary suite, conveniently located on the main floor, provides stunning views of Big Hill, Downtown Cochrane, Horse Creek, and the Grand Valleys, which can also be enjoyed from the spacious living room, private deck and the level below. With a fully finished basement, this home offers ample living space for growing families or those looking to entertain.

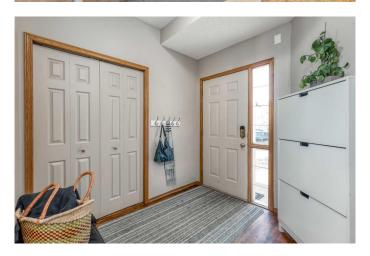
The open-concept floor plan is ideal for easy living and gatherings, featuring a bright and airy living area, a well-appointed kitchen, and a cozy dining space. The front yard also boasts a lovely crab apple tree, adding charm and beauty to the property.

Additionally, the home comes with a rough-in for in-floor heating, offering the potential for even greater comfort in the future.

Enjoy the convenience of being close to schools, shopping, amenities, and walking trails, all while being tucked away in a safe and quiet neighborhood. Don't miss the opportunity to own this one-of-a-kind home







with unbeatable views, a prime location in the heart of Cochrane.

#### Built in 2000

## **Essential Information**

MLS® # A2202366 Price \$519,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,119
Acres 0.09
Year Built 2000

Type Residential

Sub-Type Semi Detached

Style Side by Side, Bungalow

Status Active

## **Community Information**

Address 95 Bow Ridge Road

Subdivision Bow Ridge City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 1V3

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

### Interior

Interior Features Ceiling Fan(s), Kitchen Island, Open Floorplan

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

Refrigerator, Washer

Heating In Floor Roughed-In, Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Exterior Entry, Finished, Full, Walk-Out

#### **Exterior**

Exterior Features Balcony

Lot Description Back Yard, Cul-De-Sac, Pie Shaped Lot, Fruit Trees/Shrub(s), Sloped

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed March 13th, 2025

Days on Market 21

Zoning R-MX

## **Listing Details**

Listing Office CIR Realty

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