

# \$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 – 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 room, perfect for entertaining. The master suite easily fits a king-sized bed and features a luxurious 5-piece ensuite – 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, office, 4th bedroom, and a workroom with extra storage. The cinema projection system makes movie nights unforgettable, while the spa-inspired 4-piece bathroom offers ultimate relaxation.

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



Now is the time to move up! Don't wait"call today!

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 | 1                     |
| Fireplaces      | Wood Burning, Masonry |
| Has Basement    | Yes                   |
| Basement        | Finished, Full        |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard, Storage                        |
| Lot Description   | Back Yard, Low Maintenance Landscape, Gazebo |
| Roof              | Asphalt Shingle                              |
| Construction      | Vinyl Siding, Wood Frame                     |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 28               |
| Zoning         | R-LD             |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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