

# \$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	30
Zoning	R-LD

## Listing Details

Listing Office	TREC The Real Estate Company
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