

# \$700,000 - 16 Bow Ridge Drive, Cochrane

MLS® #A2230277

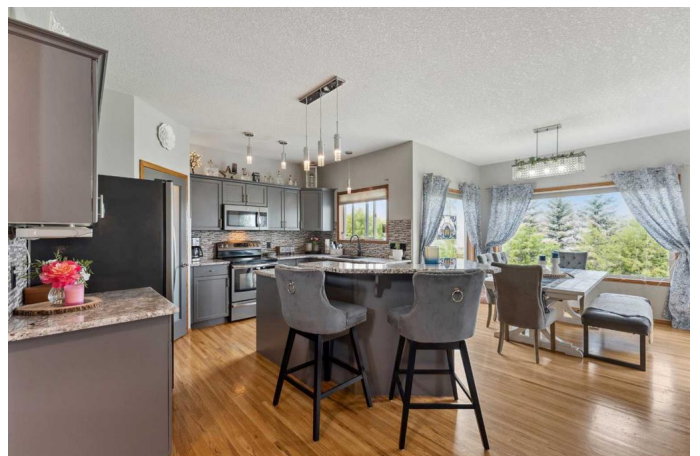
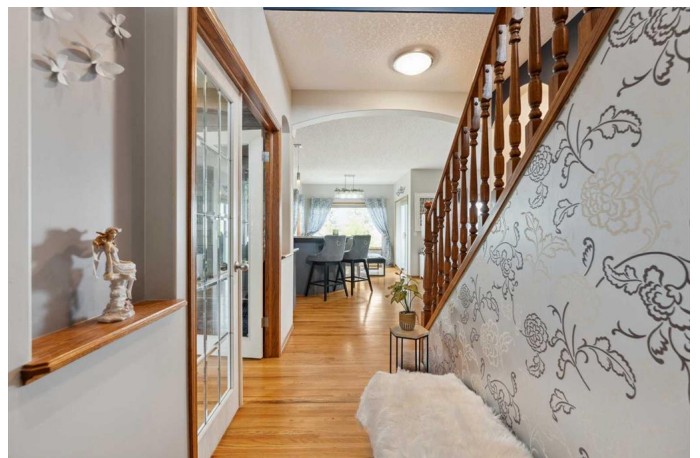
## \$700,000

4 Bedroom, 4.00 Bathroom, 2,104 sqft

Residential on 0.13 Acres

Bow Ridge, Cochrane, Alberta

Welcome to this meticulously maintained two-storey family home that beautifully blends comfort, style and sophistication. Featuring a fully finished walkout basement, private and beautifully landscaped backyard, and breathtaking views of the town, this home has it all. Step inside to rich hardwood flooring that flows throughout the open-concept main level. The chef's kitchen boasts granite countertops, a central island, and plenty of cabinetry, ideal for entertaining. The cozy living room features a gas fireplace, perfect for relaxing evenings, while a bright office near the entry provides a quiet space to work from home. The spacious laundry/mud room leads you to the attached double garage. The convenient 2-piece powder room completes the main floor. Upstairs you'll find a spacious bonus room with an electric fireplace, perfect as a media or playroom. The primary suite is a true retreat, featuring a large walk-in closet and a luxurious 5-piece ensuite with quartz countertops and stunning fixtures. Two additional bedrooms and a modern 4-piece bathroom with quartz countertop completes the upper level. The fully finished walkout basement offers a large recreation area, 4th bedroom, a 3-piece bathroom, and a cozy gas fireplace. This space is currently perfect for multi-generational living, or has great potential for a billiards room and wet bar. Step outside to the beautifully landscaped yard with relaxing patio, a pergola with cozy fireplace, and lots of trees for added privacy. Additional features of



this magnificent home include: New carpet and new light fixtures in 2024, Composite decking off the dining room and the front deck, Endless curb around the front garden, Fantastic family neighbourhood with scenic walking trails and close to all amenities.

Built in 2002

**Essential Information**

MLS® #	A2230277
Price	\$700,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,104
Acres	0.13
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	16 Bow Ridge Drive
Subdivision	Bow Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1V6

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Faces Front
# of Garages	2

**Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters,
-------------------	--

	Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Front Yard, Gentle Sloping, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	55
Zoning	R-LD

## Listing Details

Listing Office	First Place Realty
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.