

# \$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 primary 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, 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 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 | Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Bar, Closet Organizers, Central Vacuum, Pantry |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings, Freezer, Microwave Hood Fan           |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |

|                 |                       |
|-----------------|-----------------------|
| Fireplace       | Yes                   |
| # of Fireplaces | 1                     |
| 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 | 82               |
| Zoning         | R-LD             |

## Listing Details

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

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