

# \$464,900 - 42 Bow Ridge Road, Cochrane

MLS® #A2210657

**\$464,900**

3 Bedroom, 3.00 Bathroom, 1,043 sqft

Residential on 0.14 Acres

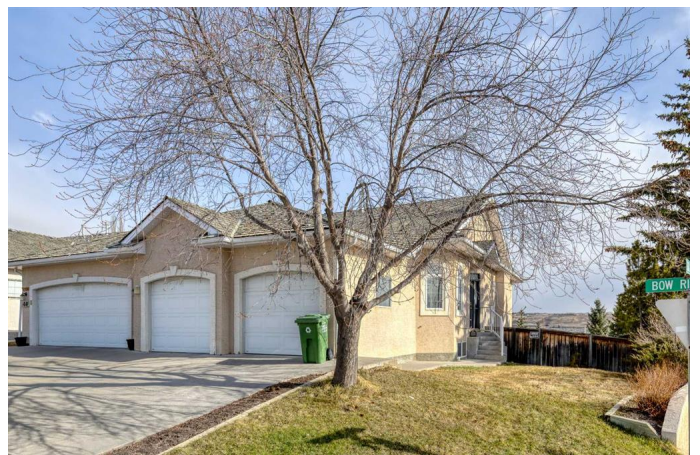
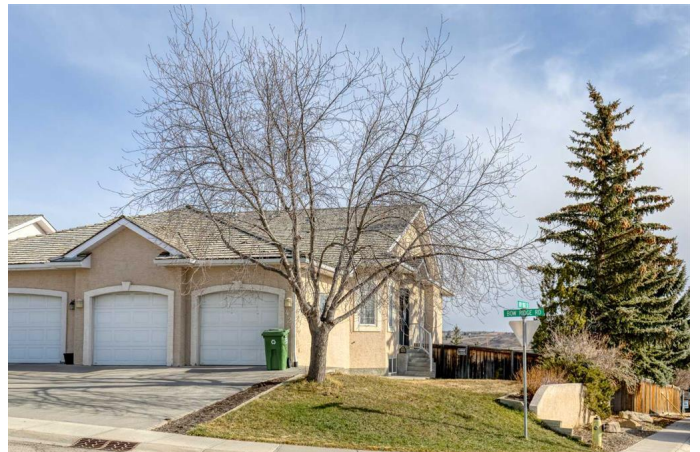
Bow Ridge, Cochrane, Alberta

Bungalow with Fully Finished Walk Out Basement, Beautiful Views and backing onto Greenspace with a ToT Lot !! Wide Open Feel to the Main Living Area and Loaded with Natural Light Looking over The Greenspace and Hills. Hardwood Floors and a Fireplace to cozy up to. Bright White Kitchen and Dinette open up to the Deck.....Primary Bedroom is well sized with a full Ensuite. Laundry is conveniently on this level and leads to the Double Attached Garage. Lower Level is also Bright with large windows and glass insert in the door for extra light. Recroom also has a corner Gas Fireplace, In Floor Heating and a Dry Bar. There are 2 more Bedrooms , also an Office and a Full Bathroom Please give 24 Hours notice for Tenants Rights to see this Great Home. NO SHOWINGS FOR EASTER SUNDAY PLEASE

Built in 1998

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2210657  |
| Price          | \$464,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,043     |
| Acres          | 0.14      |



|            |                        |
|------------|------------------------|
| Year Built | 1998                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | Side by Side, Bungalow |
| Status     | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 42 Bow Ridge Road |
| Subdivision | Bow Ridge         |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 1T7           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Built-in Features                                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Central, In Floor, Natural Gas                          |
| Cooling           | None                                                    |
| Fireplace         | Yes                                                     |
| # of Fireplaces   | 2                                                       |
| Fireplaces        | Gas, Living Room, Recreation Room                       |
| Has Basement      | Yes                                                     |
| Basement          | Exterior Entry, Finished, Full, Walk-Out                |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Other, Playground            |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Pine Shake                   |
| Construction      | Stucco, Wood Frame           |
| Foundation        | Poured Concrete              |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 18th, 2025 |
|-------------|------------------|

|                |      |
|----------------|------|
| Days on Market | 7    |
| Zoning         | R-MX |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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