

# \$689,900 - 1 Bow Ridge Crescent, Cochrane

MLS® #A2219444

**\$689,900**

4 Bedroom, 3.00 Bathroom, 2,263 sqft

Residential on 0.15 Acres

Bow Ridge, Cochrane, Alberta

OPEN HOUSE-Sunday, May 18 from 12pm - 2pm. Discover your ideal family home in Bow Ridge! This rare 4-bedroom, 2-storey detached house, spans 2,262 sq ft, offering ample space and comfort. The home has just been freshly painted on both the main and upper levels for a modern and welcoming feel. Upstairs, enjoy 4 generously sized bedrooms, including a primary suite with ensuite, plus an additional full bathroom. The main floor features a convenient half bath and sleek laminate flooring. There is a large island kitchen, stainless steel appliances, abundant cabinet and counter space, and a corner pantry, perfect for culinary enthusiasts. The adjacent breakfast nook peers out to the great backyard, ideal for casual meals, while the formal dining room is perfect for hosting gatherings. Unwind in the inviting family room with a cozy fireplace, or work from home in the dedicated main-floor office. The well-designed living area is bathed in natural light, with views of the recreation green space across the street, featuring a thrilling toboggan hill for winter fun and a sports field in the spring/summer. An inviting front porch welcomes you home, and the unfinished basement awaits your personal touch for future customization. A short walk to the scenic Bow River and walking/biking trails offers the perfect blend of convenience and lifestyle. Plus, enjoy a quick commute to Calgary for work and the Rocky Mountains for weekend adventures.



Move-in ready in a vibrant, family-friendly community, this gem won't last long! Book your viewing today.

Built in 1998

### Essential Information

MLS® #	A2219444
Price	\$689,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,263
Acres	0.15
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1 Bow Ridge Crescent
Subdivision	Bow Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1T5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Sump Pump(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings

Heating	Forced Air, High Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Lawn, Level
Roof	Cedar Shake
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	8
Zoning	R-LD

### **Listing Details**

Listing Office	CIR Realty
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