

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

MLS® #A2230277

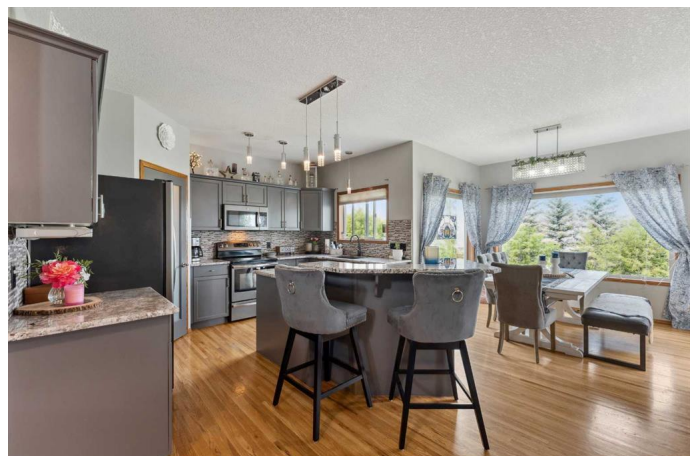
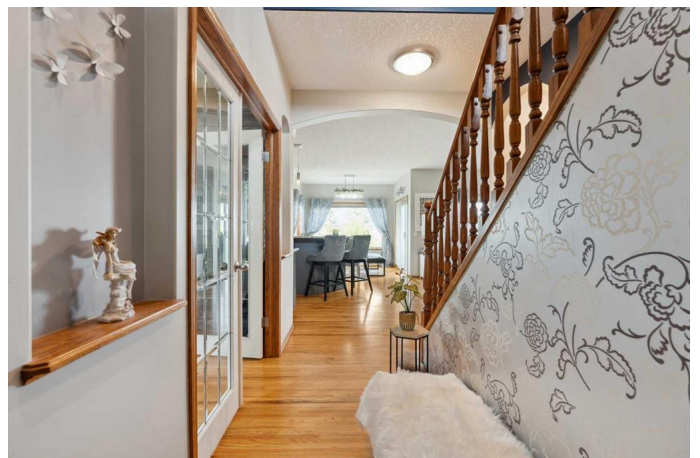
**\$700,000**

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, |
|-------------------|------------------------------------------------------------------|

|                 |                                                                                                  |
|-----------------|--------------------------------------------------------------------------------------------------|
| Appliances      | Quartz Counters<br>Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,<br>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 | 88              |
| Zoning         | R-LD            |

## Listing Details

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

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