

# \$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	Bar, Breakfast Bar, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
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	140
Zoning	R-LD

### **Listing Details**

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

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.