

\$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 | 160 |
| Zoning | R-LD |

Listing Details

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

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