

# \$675,000 - 6 Bow Ridge Close, Cochrane

MLS® #A2222029

**\$675,000**

4 Bedroom, 4.00 Bathroom, 1,739 sqft

Residential on 0.18 Acres

Bow Ridge, Cochrane, Alberta

NEW PRICE =s NEW OPPORTUNITY ((( OPEN HOUSE Sunday Sept. 28th 11-2pm )))...Family-friendly and move-in ready in the sought-after community of Bow Ridge! This 2-story, fully finished walk-out home is nestled on a quiet cul-de-sac and boasts a beautiful, oversized lot. Enjoy over 1700 sq ft of living space with 4 bedrooms, 3.5 baths, and an open kitchen, living and dining area that leads to a balcony with scenic town views. The bonus room features a front balcony with striking mountain views. In-floor heating throughout all 3 levels, including the garage and driveway and walksâ€no more winter shovelling!!! Step outside to an amazing backyard complete with irrigation and enclosed back patio. Call today to view.

Built in 2002

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2222029    |
| Price          | \$675,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,739       |
| Acres          | 0.18        |
| Year Built     | 2002        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 6 Bow Ridge Close |
| Subdivision | Bow Ridge         |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C1V8            |

### Amenities

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

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings    |
| Heating           | Boiler, In Floor, Forced Air, Natural Gas                                                                  |
| Cooling           | None                                                                                                       |
| Fireplace         | Yes                                                                                                        |
| # of Fireplaces   | 1                                                                                                          |
| Fireplaces        | Gas, Living Room, Mantle, Tile                                                                             |
| Has Basement      | Yes                                                                                                        |
| Basement          | Finished, Full, Walk-Out                                                                                   |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Yard                                                          |
| Lot Description   | Cul-De-Sac, Gentle Sloping, Landscaped, Pie Shaped Lot, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                |
| Construction      | Brick, Vinyl Siding, Wood Frame                                                |
| Foundation        | Poured Concrete                                                                |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 16th, 2025 |
|-------------|----------------|

|                |      |
|----------------|------|
| Days on Market | 154  |
| Zoning         | R-LD |

## **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | RE/MAX West Real Estate |
|----------------|-------------------------|

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