

# \$505,000 - 95 Bow Ridge Road, Cochrane

MLS® #A2202366

**\$505,000**

3 Bedroom, 3.00 Bathroom, 1,119 sqft  
Residential on 0.09 Acres

Bow Ridge, Cochrane, Alberta

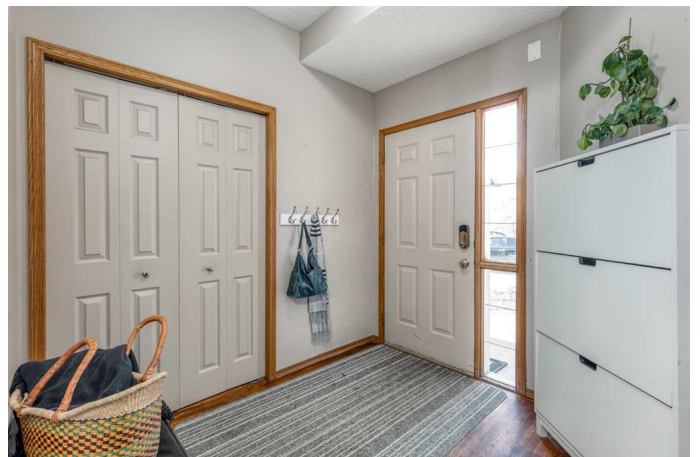
Nestled in a peaceful and friendly cul-de-sac in Bow Ridge, this rare hillside walkout bungalow offers a serene setting combined with breathtaking views. Boasting 3 bedrooms and 2.5 bathrooms, this beautiful home is perfect for investors, downsizers, and young families alike.

The primary suite, conveniently located on the main floor, provides stunning views of Big Hill, Downtown Cochrane, Horse Creek, and the Grand Valleys, which can also be enjoyed from the spacious living room, private deck and the level below. With a fully finished basement, this home offers ample living space for growing families or those looking to entertain.

The open-concept floor plan is ideal for easy living and gatherings, featuring a bright and airy living area, a well-appointed kitchen, and a cozy dining space. The front yard also boasts a lovely crab apple tree, adding charm and beauty to the property.

Additionally, the home comes with a rough-in for in-floor heating, offering the potential for even greater comfort in the future.

Enjoy the convenience of being close to schools, shopping, amenities, and walking trails, all while being tucked away in a safe and quiet neighborhood. Don't miss the opportunity to own this one-of-a-kind home



with unbeatable views, a prime location in the heart of Cochrane.

Built in 2000

### **Essential Information**

MLS® #	A2202366
Price	\$505,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,119
Acres	0.09
Year Built	2000
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	95 Bow Ridge Road
Subdivision	Bow Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1V3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, In Floor Roughed-In
Cooling	None

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Yard, Cul-De-Sac, Pie Shaped Lot, Sloped, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	25
Zoning	R-MX

### **Listing Details**

Listing Office	CIR Realty
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