

# \$634,000 - 13 Bow Ridge Drive, Cochrane

MLS® #A2181793

## \$634,000

5 Bedroom, 4.00 Bathroom, 1,953 sqft

Residential on 0.11 Acres

Bow Ridge, Cochrane, Alberta

Move-In Ready Family Home with Space, Style & Sunshine! Beautifully Updated 3+2 Bedroom Home by Kingsmith Homes! With nearly 2,000 sq ft of finished living space, this move-in ready home features new luxury vinyl plank flooring, carpet, fresh paint, and stylish fixtures throughout. The main floor offers open-concept living with a gas fireplace, walkthrough pantry, and main floor laundry. Upstairs includes a spacious bonus room, two large bedrooms, a 4-piece bath, and a serene primary suite with walk-in closet and ensuite. The fully finished basement adds two more bedrooms, a family room, full bath, and ample storage. Enjoy central A/C, a sunny south-facing backyard with deck, and a double attached garage with overhead storage. Stylish, spacious, and full of upgrades—this one has it all! This property offers everything your family needs—and more.

Built in 2004

## Essential Information

MLS® #	A2181793
Price	\$634,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,953
Acres	0.11



Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	13 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, Off Street
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub
Appliances	Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, City Lot, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	December 2nd, 2024
Days on Market	216
Zoning	R1

**Listing Details**

Listing Office	PG Direct Realty Ltd.
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.