

# \$660,000 - 37 Bow Ridge Drive, Cochrane

MLS® #A2232215

**\$660,000**

5 Bedroom, 4.00 Bathroom, 1,894 sqft

Residential on 0.12 Acres

Bow Ridge, Cochrane, Alberta

Welcome to This Beautifully Updated 5-bedroom Home, Filled with Natural Light and Designed for Comfort & Style. Recently Upgraded with a Brand-New Roof, this Home Offers Peace of Mind and Long-Term Value. Step Inside to Discover a Well-Thought-Out Floor Plan Featuring Expansive Living Areas—Perfect for Family Gatherings and Entertaining. The Modern Kitchen Boasts Sleek Finishes, Ample Storage, and Flows Seamlessly into the Dining and Living Spaces for Effortless Hosting. Upstairs, the Primary Suite Provides a Private Retreat with a Luxurious Ensuite Bathroom. Two Additional Bedrooms, a Full Bathroom, and a Versatile Bonus Room Offer Flexible Options for a Growing Family, Home Office, or Playroom. The Fully Finished Basement Adds Even More Living Space, Featuring Two Additional Bedrooms, a Spacious Rec Room, and a 4-Piece Bathroom—Ideal for Guests, Teens, or as a Secondary Living Area. Step Outside to Your Backyard Oasis, Perfect for Relaxing, Playing, or Enjoying Summer BBQs. This is the Perfect Home for Those Seeking Space, Comfort, and Modern Upgrades—Don't Miss Your Chance to Make it Yours!

Built in 2000

## Essential Information

MLS® #

A2232215



|                |             |
|----------------|-------------|
| Price          | \$660,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,894       |
| Acres          | 0.12        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 37 Bow Ridge Drive |
| Subdivision | Bow Ridge          |
| City        | Cochrane           |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T4C 1V4            |

### Amenities

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

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Central Vacuum, Pantry  |
| Appliances        | Dishwasher, Electric Stove, Freezer, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | None                       |
| Lot Description   | Few Trees, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Wood Frame                 |
| Foundation        | Poured Concrete            |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 25              |
| Zoning         | R-LD            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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