# \$990,000 - 230 Bow Ridge Court, Cochrane

MLS® #A2234195

### \$990,000

5 Bedroom, 4.00 Bathroom, 2,752 sqft Residential on 0.15 Acres

Bow Ridge, Cochrane, Alberta

Unparalleled Value In This fully renovated walkout home in a quiet Cochrane cul-de-sac backs directly onto green space with gated access to the community sports field.

Surrounded by lush landscaping, gardens, and curb-edged pathways, the 5-bedroom,

3.5-bathroom home offers nearly 4,000 sq ft of thoughtfully upgraded living spaceâ€"including a fully finished basement designed for versatile indoor-outdoor living.

The main floor blends warmth and function, centred around a striking double-sided stone fireplace linking the living and dining areas. The chef-inspired kitchen (2018) features granite counters, a 48― built-in KitchenAid fridge/freezer with ice and water, dual 30― Dacor wall ovens, a 36― Dacor gas cooktop, Bosch ultra-quiet dishwasher, Vent-A-Hood range, and a Panasonic Prestige microwave. Timeless cabinetry, under-cabinet lighting, and stylish finishes complete the space.

Off the entry are two bright officesâ€"perfect for remote work or creative pursuits. One was professionally customized in 2021 with built-in cabinetry and a quartz desk. Rich hardwood floors, large windows, and triple-pane exterior doors (2023) add to the home's inviting feel. A front porch and powder room near the garage entry offer additional convenience. Upstairs, a vaulted bonus room creates a flexible family zone. The spacious primary suite includes a custom walk-in closet (2018) and a fully renovated ensuite with quartz double vanity, tiled shower, soaker tub, and







heated floors. Two additional bedrooms share another beautifully updated full bath.

The walkout basement adds in-floor heating, two more bedrooms, a full bathroom, and a kitchenette with under-counter fridge and built-in microwave. Step into the glass-enclosed sunroom (2019) through a 13' sliding doorâ€"perfect for morning coffee or quiet evenings overlooking the yard.

Additional Features & Upgrades:

Roof replaced (2021)

Large triple pane windows and new exterior doors (2023), custom blinds & drapes throughout.

Two high-efficiency Lennox furnaces with built-in dehumidifiers (2018)

Two Comfort Aire 2.5-ton A/C units (2023)

NTI condensing boiler & timed hot water recirculation (2018)

Oversized insulated garage with 50,000 BTU Big Maxx heater.

Widened driveway & rear gate walkway (2020) Curb-Ease concrete edging (2023) around yard.

Keter Artisan 7x7 resin shed (2022) Whole-home speaker system with outdoor zones.

Kenmore Elite washer/dryer with steam.

Located steps from parks, pathways, and everyday amenities, this home combines high-end finishes with peace-of-mind upgradesâ€"offering truly move-in-ready living in one of Cochrane's most established communities.

Built in 1999

## **Essential Information**

MLS® # A2234195 Price \$990.000

Bedrooms 5

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,752 Acres 0.15 Year Built 1999

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 230 Bow Ridge Court

Subdivision Bow Ridge City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 1T5

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Insulated

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), Closet Organizers, Kitchen Island, Bar, Built-in Features,

Double Vanity, Granite Counters, High Ceilings, Pantry, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Wired for Sound, Walk-In

Closet(s)

Appliances Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator,

Window Coverings, Central Air Conditioner, Bar Fridge, Double Oven,

Garburator, Gas Cooktop, Washer/Dryer

Heating Boiler, Hot Water

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Dining Room, Double Sided, Living Room

Has Basement Yes

Basement Finished, Full, Walk-Out

#### **Exterior**

Exterior Features Balcony, Fire Pit, Garden

Lot Description Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Fruit

Trees/Shrub(s), Garden, Landscaped, No Neighbours Behind

Roof Asphalt Shingle

Construction Wood Frame, Stone, Stucco

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 25th, 2025

Days on Market 113

Zoning R-LD

## **Listing Details**

Listing Office eXp Realty

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