

# \$673,900 - 37 Bow Ridge Drive, Cochrane

MLS® #A2202145

**\$673,900**

5 Bedroom, 4.00 Bathroom, 1,894 sqft  
Residential on 0.12 Acres

Bow Ridge, Cochrane, Alberta

OPEN HOUSE SATURDAY APRIL 5th 10am - 12pm! Bright & Spacious 5-Bedroom Home with Modern Updates! Welcome to this Beautifully Updated 5-bedroom Home, Offering an Abundance of Natural Light and a Warm, Inviting Atmosphere. Recently Upgraded with a Brand-New Roof, this Home Ensures Peace of Mind for Years to Come. Step Inside to Discover a Thoughtfully Designed Layout with Spacious Living Areas, Perfect for Family Gatherings and Entertaining. The Kitchen Boasts Modern Finishes, Ample Storage, and Seamless Flow into the Dining and Living Spaces. Upstairs, the Primary Suite Offers a Private Retreat, Complete With a Luxurious Ensuite. Two Additional Bedrooms, a Versatile Bonus Room, and a Full Bathroom Provide Plenty of Space for a Growing Family, Home Office, or Entertainment Area. The Fully Finished Basement Expands Your Living Space with Two Additional Bedrooms, a Large Rec Room, and a 4-Piece Bathroom—Perfect for Guests, Teens, or a Secondary Living Space. The Backyard is a True Oasis—Ideal for Relaxation, Play, or Summer BBQs.

Built in 2000

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2202145  |
| Price  | \$673,900 |



|                |             |
|----------------|-------------|
| 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    | March 15th, 2025 |
| Days on Market | 23               |
| Zoning         | R-LD             |

### **Listing Details**

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

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.