

\$647,000 - 40 Bow Ridge Drive, Cochrane

MLS® #A2239953

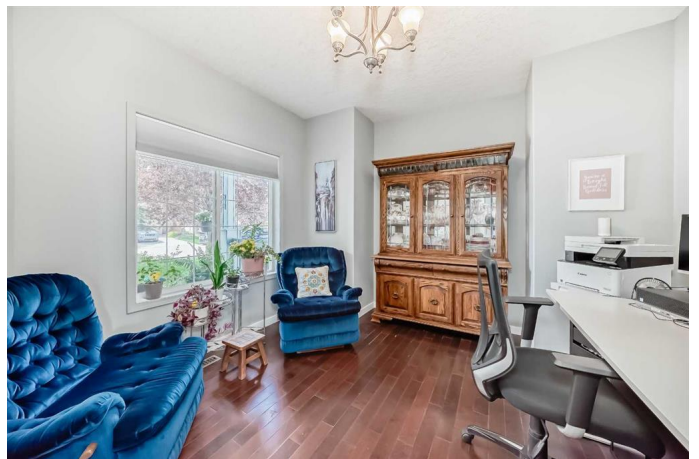
\$647,000

4 Bedroom, 4.00 Bathroom, 2,068 sqft

Residential on 0.12 Acres

Bow Ridge, Cochrane, Alberta

Welcome to this 4 bed 4 bath FAMILY HOME with Incredible VIEWS of Cochrane! Walking up to the front door have a seat on the inviting FRONT PORCH. Enjoy the beautiful landscaping and privacy created by the Trees in front. Inside on the main floor is a convenient spacious Den, 1/2 bath and laundry / mud room off the Double Garage entrance. Continue into the main living area of the Home with VIEWS of Cochrane from every window! Kitchen comes complete with a pantry, pot drawers and wonderful cooking area with a Convection Microwave for those days you don't want to heat up the oven! Dining area is surrounded by windows and entrance to the upper balcony. Sip your morning coffee, BBQ, or just enjoy the day reading a good book! Back inside the living room welcomes in the view along with a gas fireplace and plenty of room for family gatherings or visiting with friends. Upstairs you'll find a great FAMILY space with the BONUS ROOM. Notice the Insulated, Black out blinds to block the summer rays! There are 3 bedrooms on the Upper Level along with a 4 piece main bath. The Master Bedroom comes with Walk in Closet and 4 piece en suite and those views! To the Lower WALK OUT level there is a family room, sliding doors to the lower patio and a kitchenette/ wet bar. Also a 3 piece bath and bedroom with walk in closet. At one time the owners daughter used this area as her own private living space. Come View this home today and live here Tomorrow!



Built in 2002

Essential Information

MLS® #	A2239953
Price	\$647,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,068
Acres	0.12
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	40 Bow Ridge Drive
Subdivision	Bow Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1V5

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, No Smoking Home, Pantry, Walk-In Closet(s), Wet Bar, Central Vacuum
Appliances	Dishwasher, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Landscaped, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 16th, 2025
Days on Market	51
Zoning	R-LD

Listing Details

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

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