

# \$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, Front Yard, Landscaped, City Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	December 2nd, 2024
Days on Market	243
Zoning	R1

**Listing Details**

Listing Office	PG Direct Realty Ltd.
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