

\$634,980 - 4, 220 Bow Ridge Court, Cochrane

MLS® #A2231330

\$634,980

4 Bedroom, 3.00 Bathroom, 1,338 sqft
Residential on 0.15 Acres

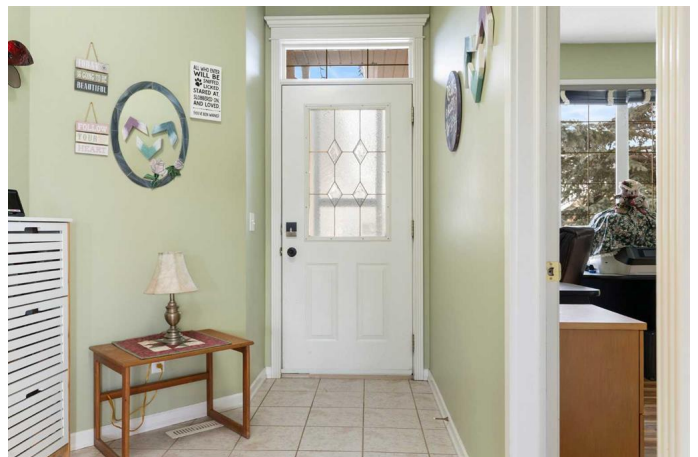
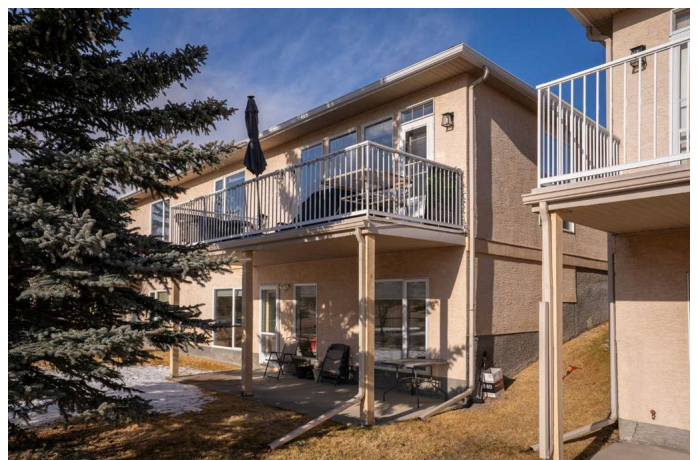
Bow Ridge, Cochrane, Alberta

Located in the established community of Bow Ridge, this rare bungalow-style walkout villa offers low-maintenance living with thoughtful updates throughout. Bungalows of any type are hard to come by in Cochrane and are highly sought-after for their versatility and accessibility. This home backs onto green space in a quiet cul-de-sac and is only attached on one side for added privacy. (Please note there is no age restriction for this complex.)

The layout supports true single-level living, with everything you need on the main floor – including the primary bedroom, walkthrough ensuite with skylight, main floor laundry, and a second bedroom and full bathroom for guests or a home office.

In total, the home features four bedrooms and three full bathrooms, with a fully finished walkout basement that includes two additional bedrooms, a third bathroom, a large rec space, and a second gas fireplace. The basement is also roughed-in for in-floor heating.

Additional highlights include high ceilings, luxury vinyl plank flooring throughout (carpet only on stairs), newer appliances, a newer furnace and hot water tank, and no Poly-B plumbing. The double attached garage offers plenty of storage, and there's just one step from the front entry into the home for easy access.



The well-managed complex has no age restrictions, and the condo fee covers common area maintenance, snow removal, and reserve fund contributions—providing residents with peace of mind and an easier day-to-day lifestyle. You'll enjoy convenient access to the town centre as well as the TransCanada Highway for commuting to Calgary or weekend trips to the mountains.

Built in 1998

Essential Information

MLS® #	A2231330
Price	\$634,980
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,338
Acres	0.15
Year Built	1998
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Villa
Status	Active

Community Information

Address	4, 220 Bow Ridge Court
Subdivision	Bow Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1T8

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached

of Garages 2

Interior

Interior Features Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Other

Lot Description Back Yard, Cul-De-Sac, Lawn, Low Maintenance Landscape, Treed, See Remarks

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 15th, 2025

Days on Market 1

Zoning R-MX

Listing Details

Listing Office Royal LePage Benchmark

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