

# \$449,900 - 2, 117 Bow Ridge Drive, Cochrane

MLS® #A2221228

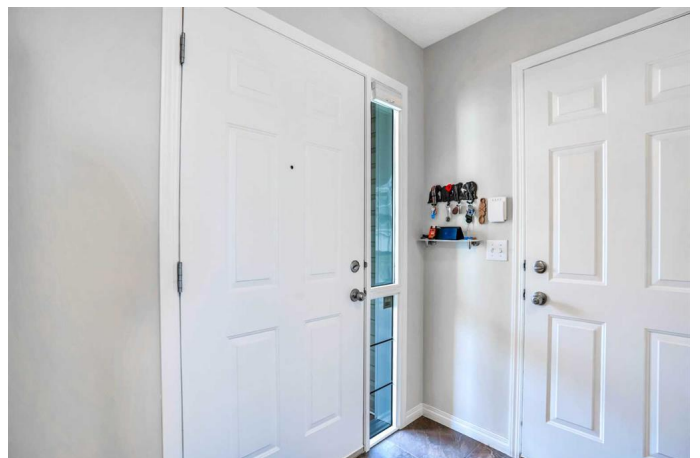
**\$449,900**

3 Bedroom, 2.00 Bathroom, 1,042 sqft

Residential on 0.07 Acres

Bow Ridge, Cochrane, Alberta

IN ABSOLUTELY MINT CONDITION! Just steps to an expansive natural reserve and pathways, this immaculate BUNGALOW-style townhome features a step-saving 2 BEDROOMS + DEN and 2 FULL BATHS on the MAIN FLOOR. Open-concept layout with updated kitchen, crisp white QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES and lovely elongated SUBWAY TILE BACKSPLASH add a contemporary touch. Lots of space for your large dining table! Cozy up to the CORNER GAS FIREPLACE with mantle to highlight your collections. Sleek, professionally-installed, quality laminate flooring throughout makes for easy living. Bright patio doors off the living room lead out to a SUNNY WEST-FACING DECK. This home comes with CENTRAL AIR CONDITIONING! Convenient DEN with closet off the front foyer has a large window for lots of natural light. Want to get out of the sun? East-facing FRONT VERANDA, for those warmer evenings, allows you to enjoy evenings while visiting with friendly neighbors. Main floor master bedroom EASILY FITS A KING SIZE BED and much more. Convenient full 4 piece ensuite with MORE QUARTZ countertops. 2nd full bedroom on the main floor is serviced by ANOTHER FULL 4 PIECE BATH - perfect for guests. Partially developed basement is nicely laid out with a 3rd possible bedroom - ideal for the teen. Spacious SEPARATE LAUNDRY ROOM down has ROUGHED-IN PLUMBING for a future bath.



ATTACHED DOUBLE, INSULATED, GARAGE stores all your extra outdoor equipment. Nestled in a VERY QUIET COMPLEX, well managed with a SOLID RESERVE FUND. Cochrane, Alberta has been voted one of the top 10 retirement places in Canada. Put this on your list!

Built in 2001

### **Essential Information**

MLS® #	A2221228
Price	\$449,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,042
Acres	0.07
Year Built	2001
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### **Community Information**

Address	2, 117 Bow Ridge Drive
Subdivision	Bow Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2G9

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Insulated
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	BBQ gas line
Lot Description	Landscaped, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 14th, 2025
Days on Market	8
Zoning	R-MX

## Listing Details

Listing Office	Chickadee Realty & Design
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