

# \$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

This beautifully finished 3+2 bedroom home by Kingsmith Homes combines comfort and modern upgrades, featuring brand-new luxury vinyl plank flooring, plush carpet, fresh paint, and updated fixtures throughout. The open-concept main floor is perfect for entertaining, with a cozy gas fireplace, a walkthrough pantry leading to the main floor laundry, and a 2-piece bath. Upstairs, you'll find a spacious bonus room, two large bedrooms, a 4-piece bath, and a primary suite with a walk-in closet and luxurious 4-piece ensuite. The fully finished basement includes two bedrooms, a versatile family room, another 4-piece bath, and ample storage space. Enjoy year-round comfort with central air, a south-facing backyard with a deck, and a large attached garage with ceiling storage. This home has 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, Soaking Tub, Pantry |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Washer, Range              |
| 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, City Lot, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                             |
| Construction      | Vinyl Siding, Wood Frame                    |
| Foundation        | Poured Concrete                             |

### **Additional Information**

Date Listed December 2nd, 2024

Days on Market 138

Zoning R1

### **Listing Details**

Listing Office PG Direct Realty Ltd.

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