

# \$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 164

Zoning R1

### **Listing Details**

Listing Office PG Direct Realty Ltd.

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