

# \$1,290,000 - 230 Bow Ridge Court, Cochrane

MLS® #A2234195

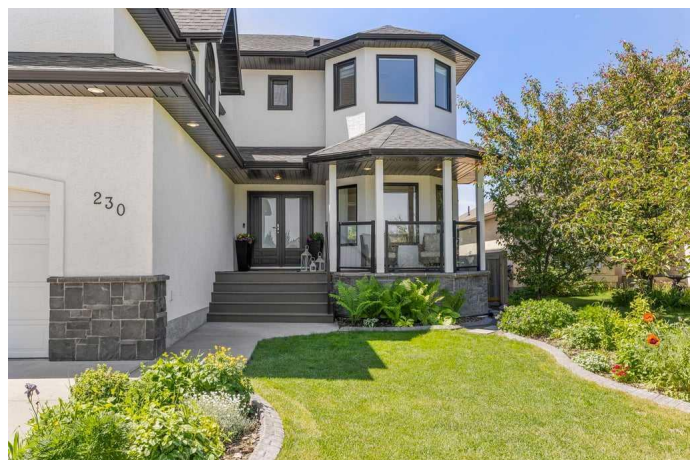
**\$1,290,000**

5 Bedroom, 4.00 Bathroom, 2,752 sqft

Residential on 0.15 Acres

Bow Ridge, Cochrane, Alberta

This fully renovated walkout home in a quiet Cochrane cul-de-sac backs directly onto green space with gated access to the community sports field. Surrounded by lush landscaping, gardens, and curb-edged pathways, the 5-bedroom, 3.5-bathroom home offers nearly 4,000 sq ft of thoughtfully upgraded living space—including a fully finished basement designed for versatile indoor-outdoor living. The main floor blends warmth and function, centred around a striking double-sided stone fireplace linking the living and dining areas. The chef-inspired kitchen (2018) features granite counters, a 48" built-in KitchenAid fridge/freezer with ice and water, dual 30" Dacor wall ovens, a 36" Dacor gas cooktop, Bosch ultra-quiet dishwasher, Vent-A-Hood range, and a Panasonic Prestige microwave. Timeless cabinetry, under-cabinet lighting, and stylish finishes complete the space. Off the entry are two bright offices—perfect for remote work or creative pursuits. One was professionally customized in 2021 with built-in cabinetry and a quartz desk. Rich hardwood floors, large windows, and triple-pane exterior doors (2023) add to the home's inviting feel. A front porch and powder room near the garage entry offer additional convenience. Upstairs, a vaulted bonus room creates a flexible family zone. The spacious primary suite includes a custom walk-in closet (2018) and a fully renovated ensuite with quartz double vanity, tiled shower, soaker tub, and heated floors. Two additional bedrooms share



another beautifully updated full bath.  
The walkout basement adds in-floor heating, two more bedrooms, a full bathroom, and a kitchenette with under-counter fridge and built-in microwave. Step into the glass-enclosed sunroom (2019) through a 13' sliding doorâ€”perfect for morning coffee or quiet evenings overlooking the yard.

**Additional Features & Upgrades:**  
Roof replaced (2021)  
Large triple pane windows and new exterior doors (2023), custom blinds & drapes throughout.  
Two high-efficiency Lennox furnaces with built-in dehumidifiers (2018)  
Two Comfort Aire 2.5-ton A/C units (2023)  
NTI condensing boiler & timed hot water recirculation (2018)  
Oversized insulated garage with 50,000 BTU Big Maxx heater.  
Widened driveway & rear gate walkway (2020)  
Curb-Ease concrete edging (2023) around yard.  
Keter Artisan 7x7 resin shed (2022)  
Whole-home speaker system with outdoor zones,  
Kenmore Elite washer/dryer with steam.  
Located steps from parks, pathways, and everyday amenities, this home combines high-end finishes with peace-of-mind upgradesâ€”offering truly move-in-ready living in one of Cochraneâ€™s most established communities.

Built in 1999

**Essential Information**

MLS® #	A2234195
Price	\$1,290,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,752
Acres	0.15
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	230 Bow Ridge Court
Subdivision	Bow Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1T5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	2

### Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Double Oven
Heating	Boiler, Hot Water
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Double Sided, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony, Fire Pit, Garden
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Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 25th, 2025
Days on Market	4
Zoning	R-LD

### **Listing Details**

Listing Office	eXp Realty
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