

# \$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

Move-In Ready Family Home with Space, Style & Sunshine! Beautifully Updated 3+2 Bedroom Home by Kingsmith Homes! With nearly 2,000 sq ft of finished living space, this move-in ready home features new luxury vinyl plank flooring, carpet, fresh paint, and stylish fixtures throughout. The main floor offers open-concept living with a gas fireplace, walkthrough pantry, and main floor laundry. Upstairs includes a spacious bonus room, two large bedrooms, a 4-piece bath, and a serene primary suite with walk-in closet and ensuite. The fully finished basement adds two more bedrooms, a family room, full bath, and ample storage. Enjoy central A/C, a sunny south-facing backyard with deck, and a double attached garage with overhead storage. Stylish, spacious, and full of upgrades—this one has it all! This property offers 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, Open Floorplan, Pantry, Soaking Tub, Laminate Counters |
| 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   | Landscaped, Back Yard, City Lot, Front Yard |
| Roof              | Asphalt Shingle                             |
| Construction      | Wood Frame, Vinyl Siding                    |
| Foundation        | Poured Concrete                             |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | December 2nd, 2024 |
| Days on Market | 334                |
| Zoning         | R1                 |

**Listing Details**

Listing Office            PG Direct Realty Ltd.

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