

# \$645,000 - 32 Bow Ridge Drive, Cochrane

MLS® #A2205212

**\$645,000**

4 Bedroom, 4.00 Bathroom, 2,105 sqft  
Residential on 0.11 Acres

Bow Ridge, Cochrane, Alberta

In the coveted community of Bow Ridge in Cochrane, 32 Bow Ridge Drive presents the perfect blend of space, functionality, and scenic charm. Searching for more room, a walkout basement, and stunning views? Look no further! Offering over 3000 sq ft of developed living space, this home features 4 bedrooms, 3.5 bathrooms, and a beautifully finished walkout basement. Enjoy the convenience of a double car garage and a spacious, sun-filled bonus room—all tucked away on a quiet, family-friendly street. As you enter this quality Kingsmith-built home, you're welcomed by a large front room—an ideal space for a home office, a stylish sitting area, or even a playroom. The main floor is filled with natural light, with large windows that showcase views of Cochrane. A dedicated dining area sits just off the kitchen, offering the perfect setting for family meals or entertaining guests. The kitchen is ready for your personal touch, while the adjacent family room with a gas fireplace provides a warm and inviting atmosphere. A half bath and laundry room complete the main level. Upstairs, a generous bonus room offers even more living space and is perfect for relaxing or entertaining. Two additional bedrooms are located on this floor, along with the spacious primary suite featuring a walk-in closet and a 4-piece ensuite with a soaker tub, stand-alone shower, and ample counter space. The professionally developed walkout basement adds even more value, featuring a



large fourth bedroom, a full bathroom, and a bright rec area perfect for entertaining or accommodating guests. Bonus: the pool table stays! The lower level enjoys an abundance of natural light, making it feel like anything but a basement.

With the school bus stop just across the street, countless walking paths nearby, and the town's best sledding hill just down the road, this is a home designed for comfortable family living.

Built in 2003

### **Essential Information**

MLS® #	A2205212
Price	\$645,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,105
Acres	0.11
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	32 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

# of Garages 2

### **Interior**

Interior Features Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Separate Entrance

Appliances Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Walk-Out

### **Exterior**

Exterior Features Balcony

Lot Description Front Yard, Lawn

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed March 27th, 2025

Days on Market 10

Zoning R-LD

### **Listing Details**

Listing Office Real Broker

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.