

# \$673,900 - 37 Bow Ridge Drive, Cochrane

MLS® #A2202145

**\$673,900**

5 Bedroom, 4.00 Bathroom, 1,894 sqft  
Residential on 0.12 Acres

Bow Ridge, Cochrane, Alberta

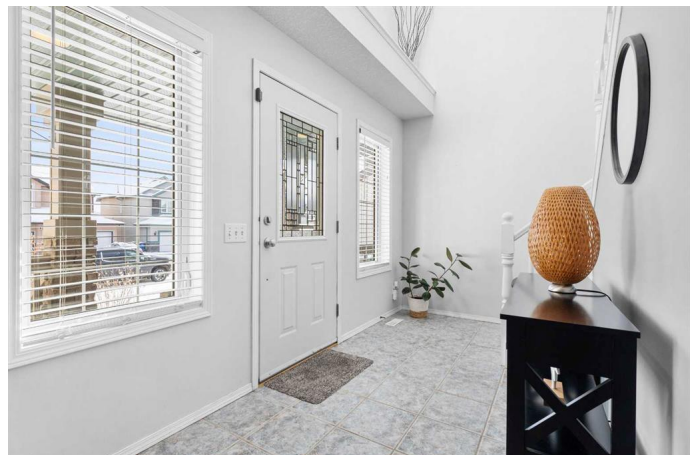
OPEN HOUSE SATURDAY APRIL 5th 10am - 12pm! Bright & Spacious 5-Bedroom Home with Modern Updates! Welcome to this Beautifully Updated 5-bedroom Home, Offering an Abundance of Natural Light and a Warm, Inviting Atmosphere. Recently Upgraded with a Brand-New Roof, this Home Ensures Peace of Mind for Years to Come. Step Inside to Discover a Thoughtfully Designed Layout with Spacious Living Areas, Perfect for Family Gatherings and Entertaining. The Kitchen Boasts Modern Finishes, Ample Storage, and Seamless Flow into the Dining and Living Spaces. Upstairs, the Primary Suite Offers a Private Retreat, Complete With a Luxurious Ensuite. Two Additional Bedrooms, a Versatile Bonus Room, and a Full Bathroom Provide Plenty of Space for a Growing Family, Home Office, or Entertainment Area. The Fully Finished Basement Expands Your Living Space with Two Additional Bedrooms, a Large Rec Room, and a 4-Piece Bathroom—Perfect for Guests, Teens, or a Secondary Living Space. The Backyard is a True Oasis—Ideal for Relaxation, Play, or Summer BBQs.

Built in 2000

## Essential Information

MLS® #                   A2202145

Price                       \$673,900



Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,894
Acres	0.12
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	37 Bow Ridge Drive
Subdivision	Bow Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1V4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, Pantry
Appliances	Dishwasher, Electric Stove, Freezer, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
-------------------	------

Lot Description	Rectangular Lot, Few Trees
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 15th, 2025
Days on Market	44
Zoning	R-LD

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

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.