

\$649,900 - 4, 220 Bow Ridge Court, Cochrane

MLS® #A2209415

\$649,900

4 Bedroom, 3.00 Bathroom, 1,338 sqft

Residential on 0.15 Acres

Bow Ridge, Cochrane, Alberta

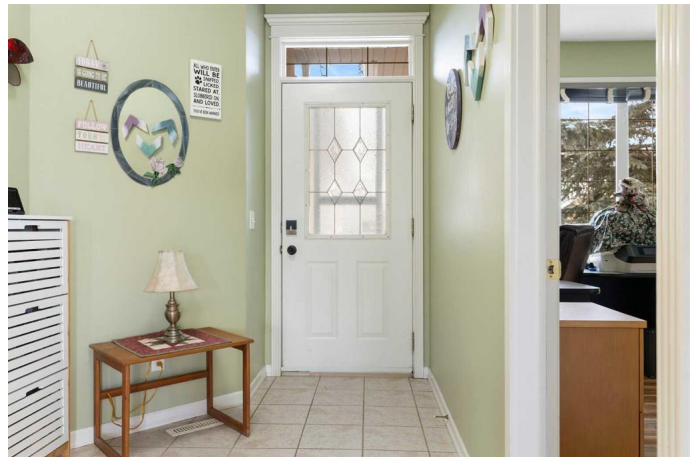
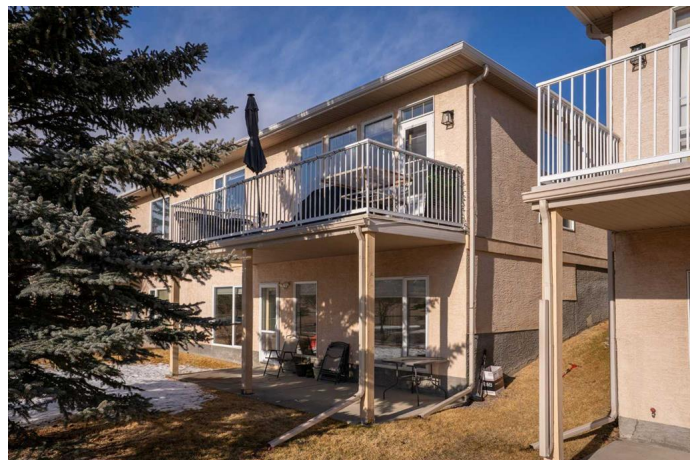
Located in the established community of Bow Ridge, this rare bungalow-style walkout villa offers low-maintenance living with thoughtful updates throughout. Bungalows of any type are hard to come by in Cochrane and are highly sought-after for their versatility and accessibility. This home backs onto greenspace in a quiet cul-de-sac and is only attached on one side for added privacy.

The layout supports true single-level living, with everything you need on the main floor – including the primary bedroom, walkthrough ensuite with skylight, main floor laundry, and a second bedroom and full bathroom for guests or a home office.

In total, the home features four bedrooms and three full bathrooms, with a fully finished walkout basement that includes two additional bedrooms, a third bathroom, a large rec space, and a second gas fireplace. The basement is also roughed-in for in-floor heating.

Additional highlights include high ceilings, luxury vinyl plank flooring throughout (carpet only on stairs), newer appliances, a newer furnace and hot water tank, and no Poly-B plumbing. The double attached garage offers plenty of storage, and there's just one step from the front entry into the home for easy access.

The well-managed complex has no age



restrictions, and the condo fee covers common area maintenance, snow removal, and reserve fund contributionsâ€”providing residents with peace of mind and an easier day-to-day lifestyle. You'll enjoy convenient access to the town centre as well as the TransCanada Highway for commuting to Calgary or weekend trips to the mountains.

Built in 1998

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2209415 |
| Price | \$649,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,338 |
| Acres | 0.15 |
| Year Built | 1998 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Side by Side, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 4, 220 Bow Ridge Court |
| Subdivision | Bow Ridge |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 1T8 |

Amenities

| | |
|----------------|------------------------|
| Amenities | None |
| Parking Spaces | 2 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | Other |
| Lot Description | Back Yard, Lawn, Low Maintenance Landscape, Cul-De-Sac, See Remarks, Treed |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 9th, 2025 |
| Days on Market | 15 |
| Zoning | R-MX |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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