

# \$1,450,000 - 10 Bow Ridge Crescent, Cochrane

MLS® #A2217808

**\$1,450,000**

3 Bedroom, 3.00 Bathroom, 1,865 sqft

Residential on 0.14 Acres

Bow Ridge, Cochrane, Alberta

Discover an unparalleled level of luxury & comfort, never before available in Cochrane. Completely re-built from the studs with 3456 sq. ft. of impeccable quality, designer selections and top of the line appliances & mechanical, this fully redeveloped property sets a new standard of elevated living for the most discriminating buyer. From the moment you enter it's evident that no expense was spared to create an elegant and modern luxury home with a thoughtful layout. The entire home is wired for sound with speakers throughout with an Elan integrated electronics system. With soaring vaulted ceilings, 2 skylights & huge windows, this exquisite property is flooded with natural light. The home is designed for those who love to entertain in style with a stunning formal dining room with crystal chandelier, open living room & kitchen area with ample seating in various zones. Gourmet kitchen with Denca cabinetry, Wolf/SubZero appliances, a massive island and endless quartz counter space. A wonderful 4 season sun room provides a relaxing extension of the living room amongst the beauty of the back yard. Heated tile floors and a cedar ceiling make this restful room the perfect spot to enjoy your morning coffee. The principle bedroom rivals any luxury hotel with luxurious finishes and a soothing colour palette. Spa inspired ensuite with a freestanding soaker tub, glass enclosed water closet, heated tile floors, gorgeous barrier free steam shower with rain shower head and a



heated bench seat. Gorgeous floating vanity with double sinks, quartz countertops, underlighting, pill shaped gold mirrors, and wall sconce lighting is a showstopper. Ceiling speakers in the ensuite & principle bedroom let you enjoy music whenever you desire. Huge walk-in closet with stacking steam washer & electric dryer, built-in drawers, linen cabinet / shelving and hanging space, heated tile floors and gold designer hardware. As you descend to the lower level let your feet sink into the wool carpet with memory foam underlay while your path is guided by dusk until dawn photocell stair lighting. The walkout level provides the ultimate space for R&R with an awesome gym complete with rubber flooring, built in speakers, a full wall of bronzed mirror and wall mounted 55" Samsung TV. Beyond the gym is games area with dry bar with leathered quartz counter top and wine fridge, perfect for poker night or family game get togethers! There is a cozy TV area with Samsung 75" TV c/w sound surround & ceiling mount sub-woofer. Down the hall are 2 charming guest rooms and 4 piece bath. Incredible craft/laundry room w/ heated tile floors, SubZero fridge/freezer, second washer & dryer and desk space. Walk out to the enclosed spa room with salt water hot tub for the ultimate oasis of privacy and relaxation. Heated garage of your dreams w/ epoxy floor, work benches, hot & cold taps, stainless sink, in-floor drain & vacu-flow. An incredible opportunity for move in ready luxury awaits.

Built in 1998

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | A2217808    |
| Price     | \$1,450,000 |
| Bedrooms  | 3           |
| Bathrooms | 3.00        |

|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,865       |
| Acres          | 0.14        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 10 Bow Ridge Crescent |
| Subdivision | Bow Ridge             |
| City        | Cochrane              |
| County      | Rocky View County     |
| Province    | Alberta               |
| Postal Code | T4C1B8                |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Parking Spaces | 4                                             |
| Parking        | Double Garage Attached, Off Street, Oversized |
| # of Garages   | 2                                             |

### Interior

|                   |                                                                                                                                                                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Steam Room, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for Sound |
| Appliances        | Bar Fridge, Built-In Oven, Built-In Range, Dishwasher, Freezer, Microwave, Oven-Built-In, Refrigerator, See Remarks, Washer/Dryer, Washer/Dryer Stacked, Water Softener, Wine Refrigerator                                                                                                                          |
| Heating           | High Efficiency, In Floor, Forced Air                                                                                                                                                                                                                                                                               |
| Cooling           | Central Air                                                                                                                                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                                                   |
| Fireplaces        | Gas                                                                                                                                                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                                                 |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                                                                                                                                            |

**Exterior**

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | BBQ gas line, Lighting, Private Yard               |
| Lot Description   | Backs on to Park/Green Space, Private, See Remarks |
| Roof              | Asphalt Shingle                                    |
| Construction      | Stucco                                             |
| Foundation        | Poured Concrete                                    |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 9             |
| Zoning         | R-LD          |

**Listing Details**

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

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