

\$449,900 - 9, 117 Bow Ridge Drive, Cochrane

MLS® #A2220818

\$449,900

3 Bedroom, 3.00 Bathroom, 1,327 sqft

Residential on 0.04 Acres

Bow Ridge, Cochrane, Alberta

Discover Your Dream Home: Unbeatable Views and Unrivaled Comfort Await! Imagine waking up to breathtaking views of the Cochrane valley every single day – a truly positive and invigorating start to your morning. This exceptional end unit isn't just a home; it's a lifestyle, offering a rare blend of luxury, comfort, and convenience. Step inside and experience the spacious main floor, designed for effortless living and entertaining. The kitchen, dining area, and living room with a cozy gas fireplace create the perfect ambiance for gatherings with family and friends. For ultimate convenience, the large-capacity laundry is located just off the double attached garage entrance, along with a stylish 2-piece bathroom featuring a granite vanity. Upstairs, you'll find three generously sized bedrooms, including a primary suite with those stunning valley views that will truly captivate you. An ensuite bathroom and another full main bathroom complete the upper level, ensuring comfort for everyone. But the magic doesn't stop there. Enjoy your morning coffee or a BBQ on the deck, soaking in more of those incredible views. The developed walkout basement is a versatile haven, ideal for a family movie night, a home gym, a dedicated home office, or even your very own "man cave." With easy access to the backyard and patio, this space is destined to be a favorite. Forget the hassle of street parking with your double attached garage. Plus, this prime location offers more than just a beautiful



home. You're just minutes from a ridge, playground, and walking path overlooking the Jumping Pound River – a peaceful and relaxing spot for walks or bike rides. Even closer, a short stroll takes you down to the river bank of the Bow River, perfect for your furry friends to cool off or for you to enjoy some fishing or swimming.

Recent upgrades ensure peace of mind and modern living: New paint throughout (2022). Professionally cleaned carpets (May 21, 2025). New water softener (2022). Updated cabinets (2023). All new blinds and curtains (2022). Furnace cleaned and serviced (2023). New patio privacy wall (2022). Gas fireplace serviced (January 2025). New appliances throughout (2022).

This isn't just a listing; it's an invitation to experience the best of Cochrane living. Don't miss your chance to own what is, without a doubt, the best unit in the complex! *** CLICK ON REEL FOR VIDEO***

Built in 2001

Essential Information

MLS® #	A2220818
Price	\$449,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,327
Acres	0.04
Year Built	2001
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	9, 117 Bow Ridge Drive
Subdivision	Bow Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 2G9

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Concrete Driveway, Garage Faces Front
# of Garages	2

Interior

Interior Features	Open Floorplan, Vinyl Windows, Central Vacuum
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Courtyard
Lot Description	Views, Corner Lot
Roof	Asphalt
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 22nd, 2025
Days on Market	19
Zoning	R-MX

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.