

# \$699,000 - 134 Bow Ridge Court, Cochrane

MLS® #A2197815

**\$699,000**

5 Bedroom, 3.00 Bathroom, 1,278 sqft  
Residential on 0.13 Acres

Bow Ridge, Cochrane, Alberta

\*\*\*\*OPEN HOUSE SATURDAY MARCH 15  
1:00-3:00\*\*\*\* Nestled in the highly sought-after Bow Ridge community, this exceptional detached home sits on a huge corner lot with RV parking and direct access to a sprawling field and open park space. Just steps from the Bow River and scenic forested walking paths, this property offers both tranquility and convenience. Inside, you'll find upgraded LVP flooring, a beautifully renovated kitchen with quartz countertops, stainless steel appliances, and tons of storage. Natural light floods the space, enhancing the home's warm and inviting atmosphere. With 5 bedrooms, 3 bathrooms, and a fully finished walkout basement, this home is designed for comfort and functionality. The main level features 3 bedrooms, including a large primary suite with an ensuite bath, plus 2 additional bedrooms. The walkout basement expands the living space with a large flex area, two more spacious bedrooms, and a third full bath. Step onto the deck and take in the unobstructed views of the adjacent field. The mature landscaping and fully fenced yard create a private outdoor retreat. Opportunities like this in Bow Ridge are rare-don't miss your chance to own this incredible home!

Built in 1998

## Essential Information

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Price	\$699,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,278
Acres	0.13
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	134 Bow Ridge Court
Subdivision	Bow Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C1T4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Chandelier, Closet Organizers, High Ceilings, Jetted Tub, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out, Exterior Entry

### **Exterior**

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s),

	Garden, Landscaped, Lawn, Rectangular Lot, Street Lighting
Roof	Cedar Shake
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

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

### **Listing Details**

Listing Office	Real Broker
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