

\$645,000 - 32 Bow Ridge Drive, Cochrane

MLS® #A2205212

\$645,000

4 Bedroom, 4.00 Bathroom, 2,105 sqft

Residential on 0.11 Acres

Bow Ridge, Cochrane, Alberta

In the coveted community of Bow Ridge in Cochrane, 32 Bow Ridge Drive presents the perfect blend of space, functionality, and scenic charm. Searching for more room, a walkout basement, and stunning views? Look no further! Offering over 3000 sq ft of developed living space, this home features 4 bedrooms, 3.5 bathrooms, and a beautifully finished walkout basement. Enjoy the convenience of a double car garage and a spacious, sun-filled bonus room—all tucked away on a quiet, family-friendly street. As you enter this quality Kingsmith-built home, you're welcomed by a large front room—an ideal space for a home office, a stylish sitting area, or even a playroom. The main floor is filled with natural light, with large windows that showcase views of Cochrane. A dedicated dining area sits just off the kitchen, offering the perfect setting for family meals or entertaining guests. The kitchen is ready for your personal touch, while the adjacent family room with a gas fireplace provides a warm and inviting atmosphere. A half bath and laundry room complete the main level. Upstairs, a generous bonus room offers even more living space and is perfect for relaxing or entertaining. Two additional bedrooms are located on this floor, along with the spacious primary suite featuring a walk-in closet and a 4-piece ensuite with a soaker tub, stand-alone shower, and ample counter space. The professionally developed walkout basement adds even more value, featuring a



large fourth bedroom, a full bathroom, and a bright rec area perfect for entertaining or accommodating guests. Bonus: the pool table stays! The lower level enjoys an abundance of natural light, making it feel like anything but a basement.

With the school bus stop just across the street, countless walking paths nearby, and the town's best sledding hill just down the road, this is a home designed for comfortable family living.

Built in 2003

Essential Information

MLS® #	A2205212
Price	\$645,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,105
Acres	0.11
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	32 Bow Ridge Drive
Subdivision	Bow Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1V6

Amenities

Parking Spaces	4
Parking	Double Garage Attached

# of Garages	2
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Interior

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Separate Entrance
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 27th, 2025
Days on Market	31
Zoning	R-LD

Listing Details

Listing Office	Real Broker
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