

# \$679,900 - 11 Bow Ridge Road, Cochrane

MLS® #A2202876

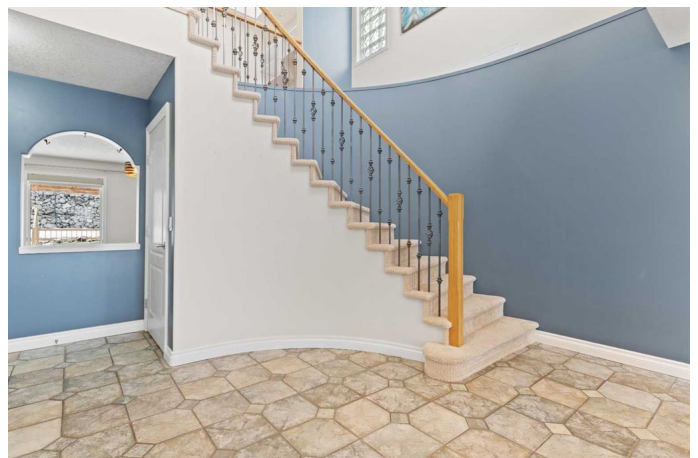
**\$679,900**

4 Bedroom, 4.00 Bathroom, 2,210 sqft

Residential on 0.14 Acres

Bow Ridge, Cochrane, Alberta

Welcome to this stunning 2-storey home in Bow Ridge, Cochrane, offering over 3,216 sqft of developed living space designed for comfort and practicality. Step into a spacious foyer featuring vaulted ceilings and a stunning curved staircase, beautifully illuminated by natural light. The cool-toned interior creates an inviting atmosphere. The expansive eat-in kitchen is two-toned with quartz countertops, stainless-steel appliances, glass cabinets, recipe racks, a large island, and a corner pantry. Enjoy easy flow into the dining and living areas, perfect for seamless entertaining. The bright living room offers built-in bookcases, a cozy gas fireplace, and overlooks the backyard. The main floor also includes a spacious mud/laundry room and a tucked-away 2-piece bathroom for guests. Upstairs, you'll find a versatile bonus area and skylit office space. The primary suite features a private balcony, walk-in closet, and a beautiful 4-piece ensuite with a clawfoot soaking tub and separate shower. Two additional bedrooms with ample closets and a well-appointed 4-piece bathroom complete the upper level. The fully finished basement offers 9-ft ceilings, a large games room, a 4th bedroom, and a 2-piece bathroom—perfect for teens or guests. Charming architectural details throughout include elegant archways, niches for artwork, and plant ledges, enhancing the home's unique character. The tiered backyard boasts a stone retaining wall, green space for play, and a sunny deck.



ideal for relaxation or gatherings. The double attached garage with workshop space and additional driveway parking make life convenient. Enjoy peace of mind with a new hot water tank (2024), luxury vinyl plank flooring (2024), high-end Lennox furnace with climate control, and updated ensuite fixtures. Exceptionally located across from a park and green space, with schools, shopping, and nature trails nearby. Donâ€™t miss out on this exceptional home.

Built in 1999

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2202876    |
| Price          | \$679,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 2           |
| Half Baths     | 2           |
| Square Footage | 2,210       |
| Acres          | 0.14        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 11 Bow Ridge Road |
| Subdivision | Bow Ridge         |
| City        | Cochrane          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 1T4           |

**Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Additional Parking, Double Garage Attached, Driveway, Garage Faces |

|              |                           |
|--------------|---------------------------|
|              | Front, Workshop in Garage |
| # of Garages | 2                         |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings  |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Mantle, Tile  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, BBQ gas line, Garden, Private Yard   |
| Lot Description   | Back Yard, Few Trees, Front Yard, Garden, Low Maintenance Landscape, Rectangular Lot, Views |
| Roof              | Pine Shake  |
| Construction      | Brick, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 19th, 2025 |
| Days on Market | 48               |
| Zoning         | R-LD             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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