

# \$649,900 - 4, 220 Bow Ridge Court, Cochrane

MLS® #A2209415

**\$649,900**

4 Bedroom, 3.00 Bathroom, 1,338 sqft  
Residential on 0.15 Acres

Bow Ridge, Cochrane, Alberta

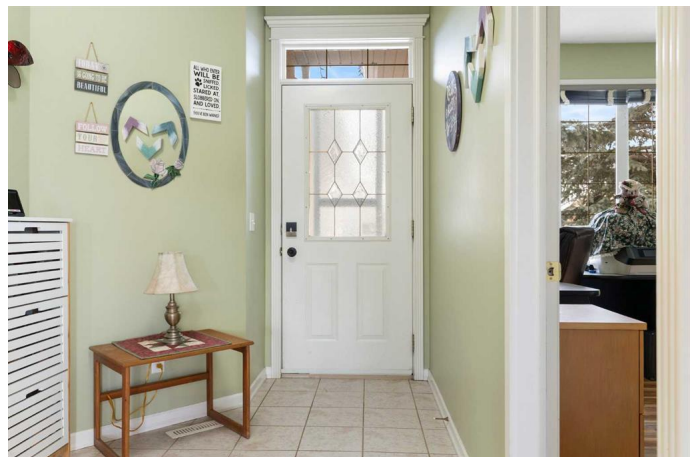
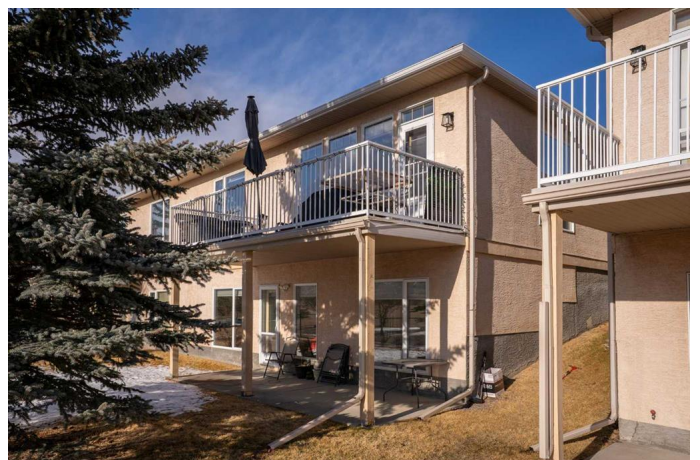
Located in the established community of Bow Ridge, this rare bungalow-style walkout villa offers low-maintenance living with thoughtful updates throughout. Bungalows of any type are hard to come by in Cochrane and are highly sought-after for their versatility and accessibility. This home backs onto greenspace in a quiet cul-de-sac and is only attached on one side for added privacy.

The layout supports true single-level living, with everything you need on the main floor – including the primary bedroom, walkthrough ensuite with skylight, main floor laundry, and a second bedroom and full bathroom for guests or a home office.

In total, the home features four bedrooms and three full bathrooms, with a fully finished walkout basement that includes two additional bedrooms, a third bathroom, a large rec space, and a second gas fireplace. The basement is also roughed-in for in-floor heating.

Additional highlights include high ceilings, luxury vinyl plank flooring throughout (carpet only on stairs), newer appliances, a newer furnace and hot water tank, and no Poly-B plumbing. The double attached garage offers plenty of storage, and there's just one step from the front entry into the home for easy access.

The well-managed complex has no age



restrictions, and the condo fee covers common area maintenance, snow removal, and reserve fund contributionsâ€”providing residents with peace of mind and an easier day-to-day lifestyle. You'll enjoy convenient access to the town centre as well as the TransCanada Highway for commuting to Calgary or weekend trips to the mountains.

Built in 1998

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2209415               |
| Price          | \$649,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,338                  |
| Acres          | 0.15                   |
| Year Built     | 1998                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 4, 220 Bow Ridge Court |
| Subdivision | Bow Ridge              |
| City        | Cochrane               |
| County      | Rocky View County      |
| Province    | Alberta                |
| Postal Code | T4C 1T8                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s)                     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                          |
| Cooling           | None                                                                                                             |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 2                                                                                                                |
| Fireplaces        | Gas                                                                                                              |
| Has Basement      | Yes                                                                                                              |
| Basement          | Finished, Full, Walk-Out                                                                                         |

## Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Other                                                                      |
| Lot Description   | Back Yard, Cul-De-Sac, Lawn, Low Maintenance Landscape, See Remarks, Treed |
| Roof              | Asphalt Shingle                                                            |
| Construction      | Stucco, Wood Frame                                                         |
| Foundation        | Poured Concrete                                                            |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 23              |
| Zoning         | R-MX            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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