

# \$749,000 - 162 Bow Ridge Drive, Cochrane

MLS® #A2215937

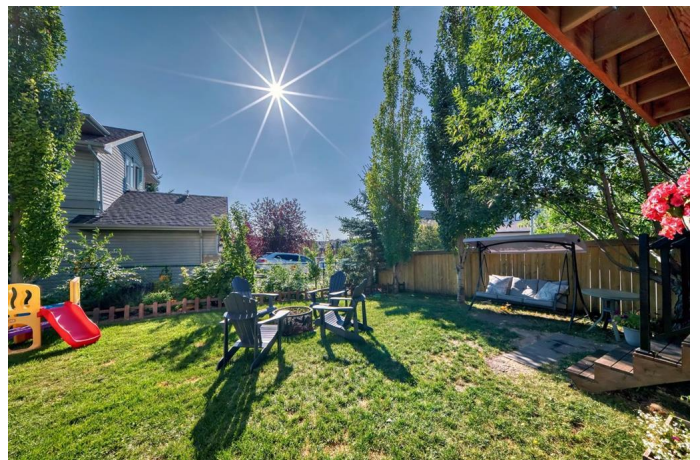
**\$749,000**

5 Bedroom, 4.00 Bathroom, 1,958 sqft  
Residential on 0.12 Acres

Bow Ridge, Cochrane, Alberta

Welcome to this beautifully updated, fully finished 2-storey home that truly has it all! Perfectly positioned across from tranquil reserve land, this home offers direct access to walking trails and nature right outside your front door. Step inside to discover a warm and inviting layout with modern updates throughout, designed for both comfort and style.

The spacious main level flows seamlessly, welcoming you with a gas fireplace, gorgeous white kitchen with updated appliances, corner pantry, quartz counters, and an abundance of natural light. The lighting has been thoughtfully chosen to give the home an elegant yet trendy look with custom hand-blown glass fixtures. The dining and living options can be reversed to suit your living space needs while giving you access to the large deck overlooking the yard. The glass panel railings give you an unobstructed view of the lush yard with apple and cherry trees plus mature bushes including raspberries, saskatoons, goji berries and blueberries. The upper floor boasts a bright and spacious bonus room with breathtaking mountain views—perfect for relaxing or as a home office. The fully finished walkout basement expands your living space and features a second fireplace, another bedroom and bathroom, plus a rough-in for a wet bar. It opens onto a private lower patio area, and the beautifully landscaped yard with a serene, park-like setting. Fully fenced, it's a perfect



yard for watching your kids and dogs play all year round.

Car enthusiasts and hobbyists will fall in love with the ultimate man cave garage—insulated, heated, organized, and ready for projects or parties. It's complete with epoxy floors plus hot and cold running water. Other amazing upgrades include central air conditioning, newer hot water tank and laundry, underground sprinklers, newer front door, and creative storage options. With a peaceful location, stunning outdoor space, and thoughtful updates throughout, this home offers the perfect blend of modern living and natural beauty. Don't miss your chance to own this rare gem!

Built in 2002

### **Essential Information**

MLS® #	A2215937
Price	\$749,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,958
Acres	0.12
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	162 Bow Ridge Drive
Subdivision	Bow Ridge
City	Cochrane
County	Rocky View County

Province Alberta  
Postal Code T4C 1V8

### Amenities

Parking Spaces 4  
Parking Double Garage Attached, Heated Garage  
# of Garages 2

### Interior

Interior Features Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)  
Appliances Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full, Walk-Out

### Exterior

Exterior Features Private Yard  
Lot Description Views  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed May 1st, 2025  
Days on Market 1  
Zoning R-LD

### Listing Details

Listing Office CIR Realty

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