

\$449,900 - 2, 117 Bow Ridge Drive, Cochrane

MLS® #A2221228

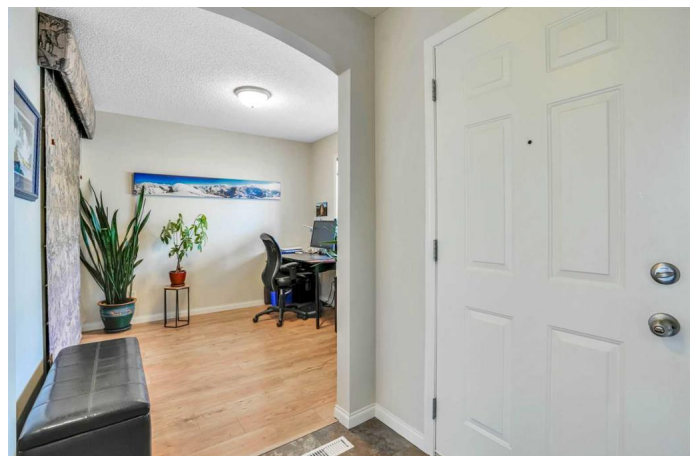
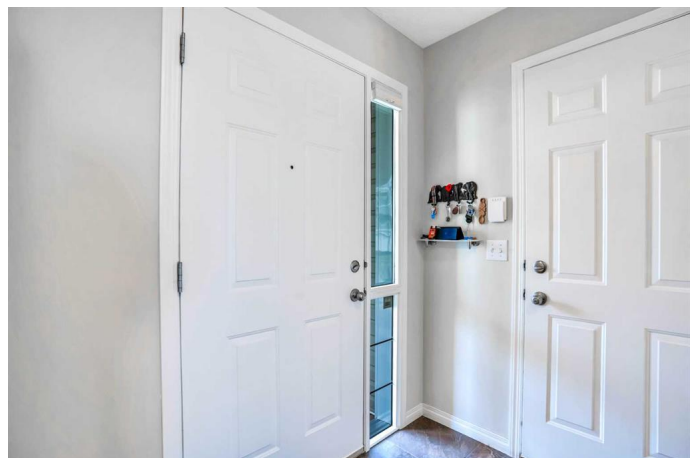
\$449,900

3 Bedroom, 2.00 Bathroom, 1,042 sqft

Residential on 0.07 Acres

Bow Ridge, Cochrane, Alberta

IN ABOLUTELY MINT CONDITION! Just steps to an expansive natural reserve and pathways, this immaculate BUNGALOW-style townhome features a step-saving 2 BEDROOMS + DEN and 2 FULL BATHS on the MAIN FLOOR. Open-concept layout with updated kitchen, crisp white QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES and lovely elongated SUBWAY TILE BACKSPLASH add a contemporary touch. Lots of space for your large dining table! Cozy up to the CORNER GAS FIREPLACE with mantle to highlight your collections. Sleek, professionally-installed, quality laminate flooring throughout makes for easy living. Bright patio doors off the living room lead out to a SUNNY WEST-FACING DECK. This home comes with CENTRAL AIR CONDITIONING! Convenient DEN with closet off the front foyer has a large window for lots of natural light. Want to get out of the sun? East-facing FRONT VERANDA, for those warmer evenings, allows you to enjoy evenings while visiting with friendly neighbors. Main floor master bedroom EASILY FITS A KING SIZE BED and much more. Convenient full 4 piece ensuite with MORE QUARTZ countertops. 2nd full bedroom on the main floor is serviced by ANOTHER FULL 4 PIECE BATH - perfect for guests. Partially developed basement is nicely laid out with a 3rd possible bedroom - ideal for the teen. Spacious SEPARATE LAUNDRY ROOM down has ROUGHED-IN PLUMBING for a future bath.



ATTACHED DOUBLE, INSULATED, GARAGE stores all your extra outdoor equipment. Nestled in a VERY QUIET COMPLEX, well managed with a SOLID RESERVE FUND. Cochrane, Alberta has been voted one of the top 10 retirement places in Canada. Put this on your list!

Built in 2001

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2221228 |
| Price | \$449,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,042 |
| Acres | 0.07 |
| Year Built | 2001 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 2, 117 Bow Ridge Drive |
| Subdivision | Bow Ridge |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 2G9 |

Amenities

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

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Mantle, Tile |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|-------------------|
| Exterior Features | BBQ gas line |
| Lot Description | Landscaped, Level |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 14th, 2025 |
| Days on Market | 1 |
| Zoning | R-MX |

Listing Details

| | |
|----------------|---------------------------|
| Listing Office | Chickadee Realty & Design |
|----------------|---------------------------|

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