

\$690,500 - 14 Bow Ridge Road, Cochrane

MLS® #A2244384

\$690,500

4 Bedroom, 3.00 Bathroom, 1,208 sqft

Residential on 0.14 Acres

Bow Ridge, Cochrane, Alberta

Introducing 14 Bow Ridge Rd, Cochrane; a meticulously presented 2 up/2 down bi-level home in the well-established neighbourhood of Bow Ridge. Quality and care are on display from the moment you step inside. UPGRADES GALORE throughout the home in the last 5 years; On the upper floor find all new STAINLESS-STEEL appliances, replaced in 2022. Hardwood entry and main floor including upper bedrooms makes for low maintenance living, with the convenience of BUILT IN VACUUM. Primary and Secondary bedroom on upper floor leave room to move and the Upper bathroom and ensuite were REMODELLED in 2024. Almost all WINDOWS REPLACED including OEM coating on West facing living room window (2021), front, back and patio door replaced (2022), wood shake roof was professionally serviced Oct 2024, new GARAGE DOOR UNIT (2025), plus furnace and wood burning fireplace (with a 2 speed circulating fan), serviced annually since 2020. In the fully finished WALK OUT BASEMENT, find two additional bedrooms, in floor heating throughout, a large laundry room with UPGRADED washer and dryer (2020). Step outside onto your private back porch to enjoy the peace and quiet of the neighborhood and your LOW MAINTENANCE YARD. Backyard shed includes lighting and power source, with added bonus of gas line to install a heater if desired. Steel utility shed is also included for your lawnmower storage and outdoor tools. The garage and parking



situation need to be mentioned! Protective mats on the garage floor plus all garage shelving and steel cabinets are included with the home; a high-quality inclusion that is practical and stylish. 2 vehicles comfortably fit in the garage plus driveway room for 2 additional vehicles. This home is well presented, high quality, upgraded and ready for you to move in and enjoy!

Built in 1998

Essential Information

MLS® #	A2244384
Price	\$690,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,208
Acres	0.14
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	14 Bow Ridge Road
Subdivision	Bow Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C1T4

Amenities

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

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Freezer, Garage Control(s), Microwave, Refrigerator, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas, In Floor, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Basement, Blower Fan
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Garden, Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Garden, Lawn, Low Maintenance Landscape
Roof	Shake
Construction	Vinyl Siding, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	August 4th, 2025
Days on Market	2
Zoning	R-LD

Listing Details

Listing Office	2% 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.