

# \$672,500 - 149 Bow Ridge Crescent, Cochrane

MLS® #A2219540

**\$672,500**

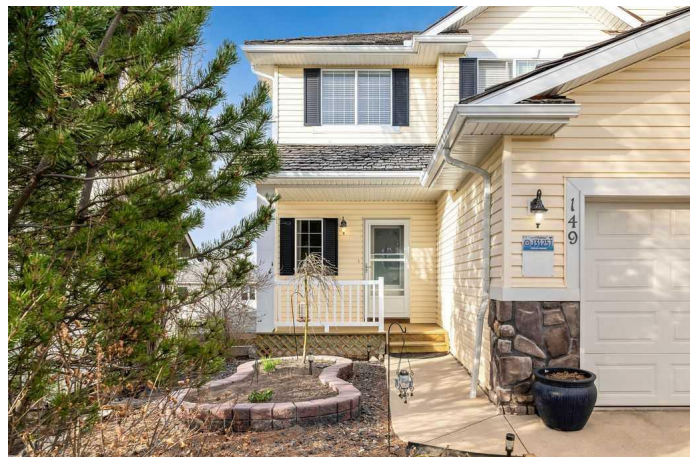
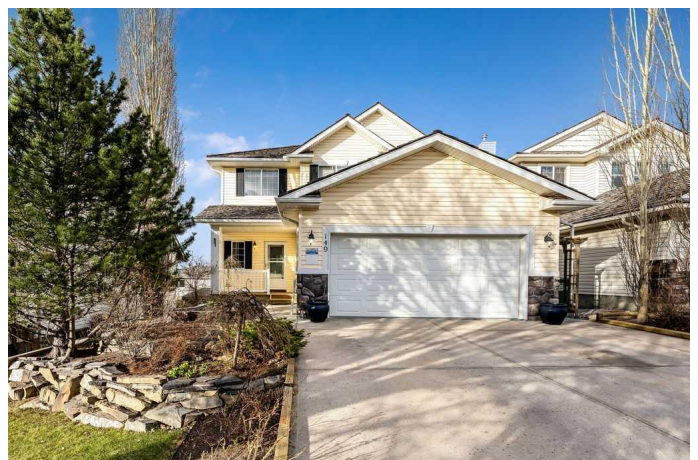
4 Bedroom, 4.00 Bathroom, 1,838 sqft  
Residential on 0.10 Acres

Bow Ridge, Cochrane, Alberta

Situated in the established community of Bow Ridge, 149 Bow Ridge Crescent offers space, comfort, and scenic views in one of Cochrane's most naturally beautiful settings. With 2,598 sq.ft. of total finished living space, this fully developed walkout home features 4 bedrooms, 3.5 bathrooms, and a layout that's both versatile and welcoming. The main level opens with a bright, open-concept design that includes an upgraded kitchen with modern finishes, a spacious living area with large windows, and a dining space that leads to an elevated deck—perfect for enjoying panoramic views of Cochrane and the valley beyond. A bedroom on the main floor provides excellent flexibility for guests, a home office, or multi-generational living.

Upstairs, you'll find three generously sized bedrooms, including a private primary retreat with a walk-in closet and ensuite bath, plus another full bathroom and a convenient upper-level laundry area. The fully finished walkout basement offers additional living space with a large entertainment area, a flexible room ideal for a gym or hobby space, and a full bathroom featuring a relaxing steam shower. The basement also features in-floor heating for year-round comfort.

The backyard is a standout feature of this property, designed for easy living and minimal upkeep. The lower walkout level includes a



concrete patio, a hot tub, and a maintenance-free yard complete with artificial turf—perfect for relaxing or entertaining without the hassle of ongoing yardwork. Whether you’re enjoying the sun or hosting friends, the space is private, practical, and ready to use.

Additional highlights include a double front attached garage and a park located directly across the street—ideal for families or anyone who appreciates walkable green space. With access to nearby walking paths and just a short drive to Cochrane’s downtown amenities, this Bow Ridge home offers a rare combination of space, function, and low-maintenance living in a scenic and family-friendly community.

Built in 2001

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2219540    |
| Price          | \$672,500   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,838       |
| Acres          | 0.10        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 149 Bow Ridge Crescent |
| Subdivision | Bow Ridge              |
| City        | Cochrane               |

|             |                   |
|-------------|-------------------|
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T4C 1V2           |

### Amenities

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

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Double Vanity, High Ceilings, Pantry, Walk-In Closet(s), Stone Counters |
| Appliances        | Dryer, Garage Control(s), Refrigerator, Washer, Oven                                    |
| Heating           | Forced Air, Natural Gas                                                                 |
| Cooling           | None                                                                                    |
| Fireplace         | Yes                                                                                     |
| # of Fireplaces   | 1                                                                                       |
| Fireplaces        | Gas                                                                                     |
| Has Basement      | Yes                                                                                     |
| Basement          | Finished, Full, Walk-Out                                                                |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | Balcony, Awning(s)                                                     |
| Lot Description   | Back Yard, Front Yard, Rectangular Lot, Views, Cul-De-Sac, Sloped Down |
| Roof              | Cedar Shake                                                            |
| Construction      | Stone, Vinyl Siding, Wood Frame                                        |
| Foundation        | Poured Concrete                                                        |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 38            |
| Zoning         | R-LD          |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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