

# \$580,000 - 44 Bow Ridge Road, Cochrane

MLS® #A2231123

**\$580,000**

3 Bedroom, 3.00 Bathroom, 1,123 sqft

Residential on 0.08 Acres

Bow Ridge, Cochrane, Alberta

Welcome to this impeccably maintained bungalow-style villa with no condo fees, nestled in a prime location backing onto a park with sweeping views of the Town of Cochrane. Offering a move-in ready lifestyle, this home combines thoughtful updates with a functional and airy open-concept layout. The main floor features a bright and inviting living room with a cozy natural gas fireplace, seamlessly flowing into the kitchen and dining areaâ€”perfect for everyday living and entertaining. The updated kitchen shines with granite countertops, glass subway tile backsplash, stainless steel appliances including induction stove, and ample cabinetry. Gleaming hardwood floors span the main level, including the main floor master bedroom, which boasts a 4-piece ensuite and walk-in closet. Step out from the breakfast nook onto a private deck with a natural gas BBQ line, and enjoy your morning coffee while soaking in the peaceful views. Additional main floor features include a powder room and convenient laundry area with Maytag washer & dryer. The fully finished walkout basement offers even more living space with a spacious rec room anchored by a charming brick-surround gas fireplace, two additional bedrooms, and another full bathroom. There's also ample storage throughout and a rough-in for in-floor heat (previously operational, currently disconnected due to the new furnace and hot water tank installed in 2017). The fenced backyard offers privacy and direct gate access to the park and playgroundâ€”perfect



for visiting grandchildren or simply enjoying the outdoors.

This property is ideal for empty nesters or grandparents seeking a low-maintenance lifestyle without compromising space or comfort. The double attached garage and full driveway pad ensure plenty of room for vehicles and guest parking. A rare opportunity in one of Cochrane’s most scenic and welcoming neighborhoods. Quick possession available!

Built in 1998

**Essential Information**

MLS® #	A2231123
Price	\$580,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,123
Acres	0.08
Year Built	1998
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

**Community Information**

Address	44 Bow Ridge Road
Subdivision	Bow Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1T7

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

### Interior

Interior Features Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Storage

Appliances Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Walk-Out

### Exterior

Exterior Features Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Views

Roof Shake

Construction Stucco

Foundation Poured Concrete

### Additional Information

Date Listed June 13th, 2025

Days on Market 3

Zoning R-MX

### Listing Details

Listing Office CIR Realty

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