

# \$699,900 - 11 Bow Ridge Road, Cochrane

MLS® #A2202876

**\$699,900**

4 Bedroom, 4.00 Bathroom, 2,210 sqft  
Residential on 0.14 Acres

Bow Ridge, Cochrane, Alberta

Welcome to this stunning 2-storey home in Bow Ridge, Cochrane, offering over 3,216 sqft of developed living space designed for comfort and practicality. Step into a spacious foyer featuring vaulted ceilings and a stunning curved staircase, beautifully illuminated by natural light. The cool-toned interior creates an inviting atmosphere. The expansive eat-in kitchen is two-toned with quartz countertops, stainless-steel appliances, glass cabinets, recipe racks, a large island, and a corner pantry. Enjoy easy flow into the dining and living areas, perfect for seamless entertaining. The bright living room offers built-in bookcases, a cozy gas fireplace, and overlooks the backyard. The main floor also includes a spacious mud/laundry room and a tucked-away 2-piece bathroom for guests. Upstairs, you'll find a versatile bonus area and skylit office space. The primary suite features a private balcony, walk-in closet, and a beautiful 4-piece ensuite with a clawfoot soaking tub and separate shower. Two additional bedrooms with ample closets and a well-appointed 4-piece bathroom complete the upper level. The fully finished basement offers 9-ft ceilings, a large games room, a 4th bedroom, and a 2-piece bathroom—perfect for teens or guests. Charming architectural details throughout include elegant archways, niches for artwork, and plant ledges, enhancing the home's unique character. The tiered backyard boasts a stone retaining wall, green space for play, and a sunny deck



ideal for relaxation or gatherings. The double attached garage with workshop space and additional driveway parking make life convenient. Enjoy peace of mind with a new hot water tank (2024), luxury vinyl plank flooring (2024), high-end Lennox furnace with climate control, and updated ensuite fixtures. Exceptionally located across from a park and green space, with schools, shopping, and nature trails nearby. Don't miss out on this exceptional home.

Built in 1999

### Essential Information

MLS® #	A2202876
Price	\$699,900
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,210
Acres	0.14
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	11 Bow Ridge Road
Subdivision	Bow Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1T4

### Amenities

Parking Spaces	4
Parking	Additional Parking, Double Garage Attached, Driveway, Workshop in

Garage, Garage Faces Front  
# of Garages 2

### Interior

Interior Features Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Mantle, Tile

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Balcony, BBQ gas line, Garden, Private Yard

Lot Description Back Yard, Few Trees, Front Yard, Garden, Low Maintenance Landscape, Rectangular Lot, Views

Roof Pine Shake

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed March 19th, 2025

Days on Market 36

Zoning R-LD

### Listing Details

Listing Office Royal LePage Solutions

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