# \$639,900 - 4, 220 Bow Ridge Court, Cochrane

MLS® #A2209415

## \$639,900

4 Bedroom, 3.00 Bathroom, 1,338 sqft Residential on 0.15 Acres

Bow Ridge, Cochrane, Alberta

Located in the established community of Bow Ridge, this rare bungalow-style walkout villa offers low-maintenance living with thoughtful updates throughout. Bungalows of any type are hard to come by in Cochrane and are highly sought-after for their versatility and accessibility. This home backs onto greenspace in a quiet cul-de-sac and is only attached on one side for added privacy.

The layout supports true single-level living, with everything you need on the main floor â€" including the primary bedroom, walkthrough ensuite with skylight, main floor laundry, and a second bedroom and full bathroom for guests or a home office.

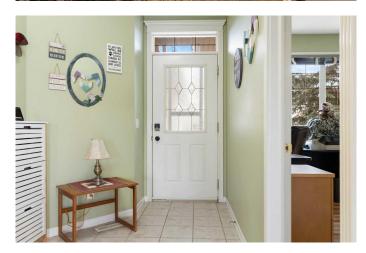
In total, the home features four bedrooms and three full bathrooms, with a fully finished walkout basement that includes two additional bedrooms, a third bathroom, a large rec space, and a second gas fireplace. The basement is also roughed-in for in-floor heating.

Additional highlights include high ceilings, luxury vinyl plank flooring throughout (carpet only on stairs), newer appliances, a newer furnace and hot water tank, and no Poly-B plumbing. The double attached garage offers plenty of storage, and there's just one step from the front entry into the home for easy access.

The well-managed complex has no age







restrictions, and the condo fee covers common area maintenance, snow removal, and reserve fund contributionsâ€"providing residents with peace of mind and an easier day-to-day lifestyle. You'll enjoy convenient access to the town centre as well as the TransCanada Highway for commuting to Calgary or weekend trips to the mountains.

#### Built in 1998

#### **Essential Information**

MLS® # A2209415 Price \$639,900

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,338 Acres 0.15 Year Built 1998

Type Residential

Sub-Type Semi Detached

Style Side by Side, Bungalow

Status Active

# **Community Information**

Address 4, 220 Bow Ridge Court

Subdivision Bow Ridge City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 1T8

### **Amenities**

Amenities None

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

# Interior

Interior Features Kitchen Island, No Smoking Home, Open Floorplan, See Remarks,

Soaking Tub, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Walk-Out

#### **Exterior**

Exterior Features Other

Lot Description Back Yard, Cul-De-Sac, Lawn, Low Maintenance Landscape, See

Remarks, Treed

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 9th, 2025

Days on Market 38

Zoning R-MX

### **Listing Details**

Listing Office Royal LePage Benchmark

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