

# \$700,000 - 6 Bow Ridge Close, Cochrane

MLS® #A2222029

**\$700,000**

4 Bedroom, 4.00 Bathroom, 1,739 sqft

Residential on 0.18 Acres

Bow Ridge, Cochrane, Alberta

NEW PRICE = 's NEW

OPPORTUNITY...Family-friendly and move-in ready in the sought-after community of Bow Ridge! This 2-story, fully finished walk-out home is nestled on a quiet cul-de-sac and boasts a beautiful, oversized lot. Enjoy over 1700 sq ft of living space with 4 bedrooms, 3.5 baths, and an open kitchen, living and dining area that leads to a balcony with scenic town views. The bonus room features a front balcony with striking mountain views. In-floor heating throughout all 3 levels, including the garage and driveway and walksâ€”no more winter shovelling!!! Step outside to an amazing backyard complete with irrigation and enclosed back patio. Call today to view.

Built in 2002

## Essential Information

MLS® #	A2222029
Price	\$700,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,739
Acres	0.18
Year Built	2002
Type	Residential
Sub-Type	Detached



Style	2 Storey
Status	Active

### Community Information

Address	6 Bow Ridge Close
Subdivision	Bow Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C1V8

### Amenities

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

### Interior

Interior Features	Kitchen Island, Open Floorplan, Central Vacuum, Vinyl Windows, Jetted Tub, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas, Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Landscaped, Cul-De-Sac, Gentle Sloping, Pie Shaped Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 16th, 2025
Days on Market	99

Zoning

R-LD

## **Listing Details**

Listing Office

RE/MAX West Real Estate

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