

# \$550,000 - 36 Bow Ridge Link, Cochrane

MLS® #A2228783

**\$550,000**

3 Bedroom, 3.00 Bathroom, 1,385 sqft

Residential on 0.13 Acres

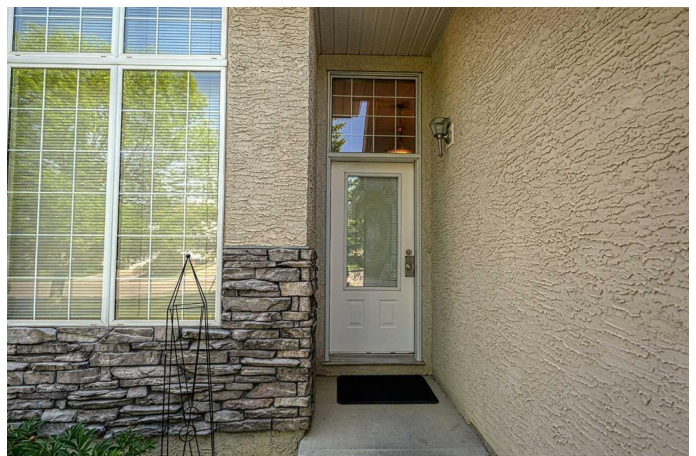
Bow Ridge, Cochrane, Alberta

Amazing East views in this lovely Bungalow. This property comes with a total of 3 bedrooms, The Primary bedroom upstairs plus a main floor office, a large kitchen with plenty of cabinetry, a living room which faces east with a gas fireplace, and the dining room. A powder room completes this level. On the lower walk out level, there is a second gas fireplace, 2 large bedrooms, a 4 piece bathroom. A large family room with tons of space for your pool table. There is a roughed in bar. In floor hot water heater, plus forced air. And Central Air makes this home comfortable year round. This home is on the Bow Ridge wall. Please research for your own due diligence.

Built in 2002

## Essential Information

MLS® #	A2228783
Price	\$550,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,385
Acres	0.13
Year Built	2002
Type	Residential
Sub-Type	Detached



Style	Bungalow
Status	Active

### Community Information

Address	36 Bow Ridge Link
Subdivision	Bow Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1V4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Window Coverings
Heating	Baseboard, In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony
Lot Description	Pie Shaped Lot, Views, Sloped Down
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 12th, 2025
Days on Market	4

Zoning

R-1

## **Listing Details**

Listing Office

Kidder & Company Real Estate & Property Management Ltd.

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