# \$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.



#### **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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