\$679,000 - 149 Bow Ridge Crescent, Cochrane

MLS® #A2215113

\$679,000

3 Bedroom, 4.00 Bathroom, 1,838 sqft Residential on 0.10 Acres

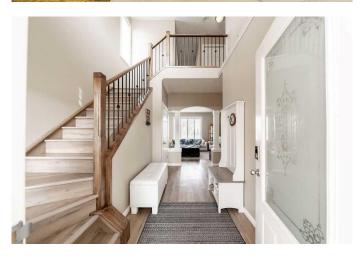
Bow Ridge, Cochrane, Alberta

Situated in the established community of Bow Ridge, 149 Bow Ridge Crescent offers space, comfort, and scenic views in one of Cochrane's most naturally beautiful settings. With 2,598 sq.ft. of total finished living space, this fully developed walkout home features 3 bedrooms, 3.5 bathrooms, and a layout that's as functional as it is inviting. The main level welcomes you with a bright, open-concept floor plan, featuring an upgraded kitchen with modern finishes and plenty of counter space, a spacious living area with large windows, and a dining space that opens onto the elevated back deckâ€"perfect for morning coffee or evening dinners overlooking the town and valley beyond. A dedicated den on the main floor offers flexible space for a home office, reading room, or play area.

Upstairs, you'II find three generously sized bedrooms, including a private primary retreat with a walk-in closet and ensuite bath, plus another full bathroom and a convenient upper-level laundry area. The fully finished walkout basement adds versatile space with a large entertainment area, a flexible room ideal for a home gym or guest room, and a full bathroom featuring a relaxing steam shower. The basement also includes in-floor heating, creating a warm and comfortable environment year-round. Step outside to a lower patio with a hot tub and a concrete pad setupâ€"currently home to a poolâ€"surrounded by established







vegetation that offers privacy and character to the outdoor space.

Additional features include a double front attached garage and a park directly across the streetâ€"ideal for families and those who love having green space just steps from home. Located just moments from Cochrane's scenic walking paths and a short drive to downtown amenities, this Bow Ridge home delivers the perfect blend of quiet living and everyday convenienceâ€"ideal for families or anyone looking for extra space in a peaceful, well-connected neighborhood.

Built in 2001

Half Baths

Essential Information

MLS® # A2215113 Price \$679,000

1

Bedrooms 3
Bathrooms 4.00
Full Baths 3

Square Footage 1,838 Acres 0.10 Year Built 2001

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 149 Bow Ridge Crescent

Subdivision Bow Ridge City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 1V2

Amenities

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached

of Garages 2

Interior

Interior Features High Ceilings, Pantry, Walk-In Closet(s), Ceiling Fan(s), Stone Counters,

Double Vanity

Appliances Dryer, Garage Control(s), Refrigerator, Washer, Oven

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Awning(s), Balcony

Lot Description Back Yard, Cul-De-Sac, Front Yard, Rectangular Lot, Sloped Down,

Views

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 25th, 2025

Days on Market 12 Zoning R-LD

Listing Details

Listing Office CIR Realty

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