

# \$679,900 - 11 Bow Ridge Road, Cochrane

MLS® #A2225340

**\$679,900**

4 Bedroom, 4.00 Bathroom, 2,210 sqft

Residential on 0.14 Acres

Bow Ridge, Cochrane, Alberta

Welcome to this stunning 2-storey home in Bow Ridge, Cochrane, offering over 3,216 sqft of developed living space designed for comfort and practicality. Step into a spacious foyer featuring vaulted ceilings and a stunning curved staircase, beautifully illuminated by natural light. The cool-toned interior creates an inviting atmosphere. The expansive eat-in kitchen is two-toned with quartz countertops, stainless-steel appliances, glass cabinets, recipe racks, a large island, and a corner pantry. Enjoy easy flow into the dining and living areas, perfect for seamless entertaining. The bright living room offers built-in bookcases, a cozy gas fireplace, and overlooks the backyard. The main floor also includes a spacious mud/laundry room and a tucked-away 2-piece bathroom for guests. Upstairs, you'll find a versatile bonus area and skylit office space. The primary suite features a private balcony, walk-in closet, and a beautiful 4-piece ensuite with a clawfoot soaking tub and separate shower. Two additional bedrooms with ample closets and a well-appointed 4-piece bathroom complete the upper level. The fully finished basement offers 9-ft ceilings, a large games room, a 4th bedroom, and a 2-piece bathroom—perfect for teens or guests. Charming architectural details throughout include elegant archways, niches for artwork, and plant ledges, enhancing the home's unique character. The tiered backyard boasts a stone retaining wall, green space for play,



and a sunny deck ideal for relaxation or gatherings. The double attached garage with workshop space and additional driveway parking make life convenient. Enjoy peace of mind with a new hot water tank (2024), luxury vinyl plank flooring (2024), high-end Lennox furnace with climate control, and updated ensuite fixtures. Exceptionally located across from a park and green space, with schools, shopping, and nature trails nearby. Donâ€™t miss out on this exceptional home!

Built in 1999

**Essential Information**

MLS® #	A2225340
Price	\$679,900
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,210
Acres	0.14
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	11 Bow Ridge Road
Subdivision	Bow Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1T4

**Amenities**

Parking Spaces	4
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Parking	Additional Parking, Double Garage Attached, Driveway, Garage Faces Front, Workshop in Garage
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# of Garages	2
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### Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Walk-In Closet(s)
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
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Heating	Forced Air, Natural Gas
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Cooling	Central Air
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Fireplace	Yes
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# of Fireplaces	11
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Fireplaces	Gas, Mantle, Tile
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Has Basement	Yes
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Basement	Finished, Full
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### Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Private Yard
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Lot Description	Back Lane, Few Trees, Front Yard, Garden, Low Maintenance Landscape, Rectangular Lot, Views
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Roof	Pine Shake
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Construction	Brick, Vinyl Siding, Wood Frame
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Foundation	Poured Concrete
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### Additional Information

Date Listed	May 28th, 2025
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Days on Market	4
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Zoning	R-LD
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### Listing Details

Listing Office	Royal LePage Solutions
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