

**11, 117 Bow Ridge Drive
Cochrane, Alberta**

MLS # A2179495



\$445,000

Division:	Bow Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,307 sq.ft.	Age:	2001 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Backs on to Park/Green Space, See Remarks		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, See Remarks, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions: Shelf in powder room bathroom included, bookshelves in basement negotiable

Welcome to this beautiful two storey, 3 bedroom, 2.5 bath townhome in the peaceful community of Bow Ridge. From the inviting front entrance, you come into a spacious foyer. This leads into the open living room with a corner gas fireplace, to warm you on those chilly nights. Plenty of room to visit with everyone! You will love the kitchen with lots of cupboards and great work space, with a bright eating area. Patio doors from the eating area lead you to your beautiful balcony. Step out onto this private, sunny deck to enjoy your morning coffee or a cool drink in the afternoon, and take in the breathtaking views of Cochrane and the foothills. You will be in awe! The laundry and a powder room are conveniently located on this main level as well! You will note the new flooring throughout this level and on the stairs. This is Allure ISO luxury vinyl and was done in 2016. Upstairs you will find 3 very generous sized bedrooms. The primary bedroom has a big walk-in closet and a 4 piece ensuite bathroom. A linen closet and the main bathroom complete this level. Head downstairs to your fully developed basement, which walks-out to a very large cedar deck. Lots of greenspace right out your door with more amazing views! The furnace and hot water tank were replaced in 2017. The double attached garage is fully insulated and drywalled, and provides additional storage. This is a great location, conveniently located with easy access into town, or to head out to the highway. Cochrane is a vibrant town and offers tons of fantastic restaurants and shopping, as well as every amenity and service you could want! Don't let this one get away! Call for your showing today!