

**32 Bow Ridge Drive  
Cochrane, Alberta**

**MLS # A2205212**



**\$645,000**

<b>Division:</b>	Bow Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,105 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Front Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Separate Entrance		

**Inclusions:** Pool Table

In the coveted community of Bow Ridge in Cochrane, 32 Bow Ridge Drive presents the perfect blend of space, functionality, and scenic charm. Searching for more room, a walkout basement, and stunning views? Look no further! Offering over 3000 sq ft of developed living space, this home features 4 bedrooms, 3.5 bathrooms, and a beautifully finished walkout basement. Enjoy the convenience of a double car garage and a spacious, sun-filled bonus room—all tucked away on a quiet, family-friendly street. As you enter this quality Kingsmith-built home, you're welcomed by a large front room—an ideal space for a home office, a stylish sitting area, or even a playroom. The main floor is filled with natural light, with large windows that showcase views of Cochrane. A dedicated dining area sits just off the kitchen, offering the perfect setting for family meals or entertaining guests. The kitchen is ready for your personal touch, while the adjacent family room with a gas fireplace provides a warm and inviting atmosphere. A half bath and laundry room complete the main level. Upstairs, a generous bonus room offers even more living space and is perfect for relaxing or entertaining. Two additional bedrooms are located on this floor, along with the spacious primary suite featuring a walk-in closet and a 4-piece ensuite with a soaker tub, stand-alone shower, and ample counter space. The professionally developed walkout basement adds even more value, featuring a large fourth bedroom, a full bathroom, and a bright rec area perfect for entertaining or accommodating guests. Bonus: the pool table stays! The lower level enjoys an abundance of natural light, making it feel like anything but a basement. With the school bus stop just across the street, countless walking paths nearby, and the town's best sledding hill just down the road, this is a home designed for comfortable family

living.