\$449,900 - 2, 117 Bow Ridge Drive, Cochrane

MLS® #A2221228

\$449,900

3 Bedroom, 2.00 Bathroom, 1,042 sqft Residential on 0.07 Acres

Bow Ridge, Cochrane, Alberta

IN ABOLUTELY MINT CONDITION! Just steps to an expansive natural reserve and pathways, this immaculate BUNGALOW-style townhome features a step-saving 2 BEDROOMS + DEN and 2 FULL BATHS on the MAIN FLOOR. Open-concept layout with updated kitchen, crisp white QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES and lovely elongated SUBWAY TILE BACKSPLASH add a contemporary touch. Lots of space for your large dining table! Cozy up to the CORNER GAS FIREPLACE with mantle to highlight your collections. Sleek, professionally-installed, quality laminate flooring throughout makes for easy living. Bright patio doors off the living room lead out to a SUNNY WEST-FACING DECK. This home comes with CENTRAL AIR CONDITIONING! Convenient DEN with closet off the front fover has a large window for lots of natural light. Want to get out of the sun? East-facing FRONT VERANDA, for those warmer evenings, allows you to enjoy evenings while visiting with friendly neighbors. Main floor master bedroom EASILY FITS A KING SIZE BED and much more. Convenient full 4 piece ensuite with MORE QUARTZ countertops. 2nd full bedroom on the main floor is serviced by ANOTHER FULL 4 PIECE BATH - perfect for guests. Partially developed basement is nicely laid out with a 3rd possible bedroom - ideal for the teen. Spacious SEPARATE LAUNDRY ROOM down has ROUGHED-IN PLUMBING for a future bath.







ATTACHED DOUBLE, INSULATED, GARAGE stores all your extra outdoor equipment.

Nestled in a VERY QUIET COMPLEX, well managed with a SOLID RESERVE FUND.

Cochrane, Alberta has been voted one of the top 10 retirement places in Canada. Put this on your list!

Built in 2001

Essential Information

MLS® # A2221228

Price \$449,900

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 1,042

Acres 0.07

Year Built 2001

Type Residential

Sub-Type Row/Townhouse

Style Bungalow

Status Active

Community Information

Address 2, 117 Bow Ridge Drive

Subdivision Bow Ridge City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 2G9

Amenities

Amenities None

Parking Spaces 2

Parking Double Garage Attached, Insulated

of Garages 2

Interior

Interior Features Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan,

Pantry, Quartz Counters, Vinyl Windows

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Humidifier,

Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Living Room, Mantle, Tile

Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Features BBQ gas line

Lot Description Landscaped, Level

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed May 14th, 2025

Days on Market 6

Zoning R-MX

Listing Details

Listing Office Chickadee Realty & Design

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