



DON'T GAMBLE WITH YOUR HOME.
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ASSOCIATE

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14 Bow Ridge Road
Cochrane, Alberta

MLS # A2244384



\$690,500

Division:	Bow Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,208 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Lawn, Low Maintenance Landscape		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas, Wood	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Freezer in furnace room in basement.

Introducing 14 Bow Ridge Rd, Cochrane; a meticulously presented 2 up/2 down bi-level home in the well-established neighbourhood of Bow Ridge. Quality and care are on display from the moment you step inside. UPGRADES GALORE throughout the home in the last 5 years; On the upper floor find all new STAINLESS-STEEL appliances, replaced in 2022. Hardwood entry and main floor including upper bedrooms makes for low maintenance living, with the convenience of BUILT IN VACUUM. Primary and Secondary bedroom on upper floor leave room to move and the Upper bathroom and ensuite were REMODELLED in 2024. Almost all WINDOWS REPLACED including OEM coating on West facing living room window (2021), front, back and patio door replaced (2022), wood shake roof was professionally serviced Oct 2024, new GARAGE DOOR UNIT (2025), plus furnace and wood burning fireplace (with a 2 speed circulating fan), serviced annually since 2020. In the fully finished WALK OUT BASEMENT, find two additional bedrooms, in floor heating throughout, a large laundry room with UPGRADED washer and dryer (2020). Step outside onto your private back porch to enjoy the peace and quiet of the neighborhood and your LOW MAINTENANCE YARD. Backyard shed includes lighting and power source, with added bonus of gas line to install a heater if desired. Steel utility shed is also included for your lawnmower storage and outdoor tools. The garage and parking situation need to be mentioned! Protective mats on the garage floor plus all garage shelving and steel cabinets are included with the home; a high-quality inclusion that is practical and stylish. 2 vehicles comfortably fit in the garage plus driveway room for 2 additional vehicles. This home is well presented, high quality, upgraded and ready for you to move in and enjoy!

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