



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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39 Bow Ridge Drive
Cochrane, Alberta

MLS # A2202919



\$674,900

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Pantry		
Inclusions:	Home Theatre System, WI FI Smart switches, Video Cameras Security system.		

Spacious 2077 Sq Ft Home in Bow Ridge – Full-Sized Lot & Quiet Neighborhood! This perfect family home in Cochrane sits on a full-sized lot in a safe, calm neighborhood and offers 3 bedrooms up, 3.5 baths, and a large bonus room—perfect for entertaining. The primary suite easily fits a king-sized bed and features a luxurious 5-piece ensuite—your ideal retreat! The main floor boasts an elegant arched entry leading to the dining room, ideal for special occasions. The bright, open-concept kitchen includes a huge island, updated cabinets, stainless steel appliances, and a walk-in pantry. A cozy dinette area flows into the family room, complete with a wood-burning, stone-faced fireplace. Convenient main floor laundry is located near the garage entrance. The fully developed basement is an entertainer’s dream, featuring a wet bar, a workroom with extra storage, and a spa-inspired 3-piece bathroom. The cinema projection system makes movie nights unforgettable! Located in a peaceful, family-friendly community with quiet, safe streets, this home is perfect for those looking for space, comfort, and lifestyle. Now is the time to move up—don’t wait, call today!