

\$649,900 - 4, 220 Bow Ridge Court, Cochrane

MLS® #A2209415

\$649,900

4 Bedroom, 3.00 Bathroom, 1,338 sqft
Residential on 0.15 Acres

Bow Ridge, Cochrane, Alberta

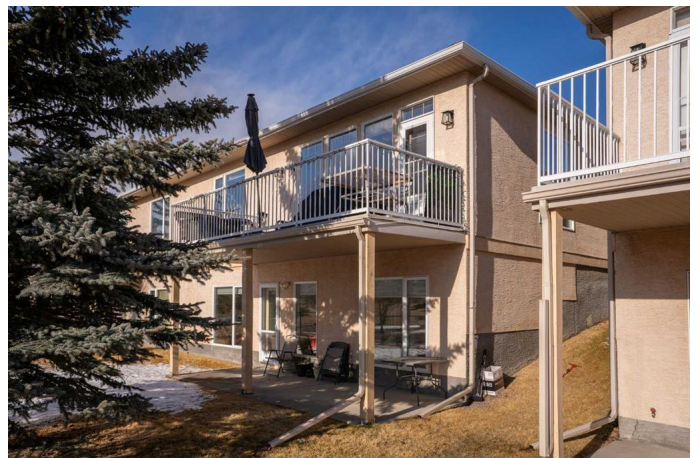
Located in the established community of Bow Ridge, this rare bungalow-style walkout villa offers low-maintenance living with thoughtful updates throughout. Bungalows of any type are hard to come by in Cochrane and are highly sought-after for their versatility and accessibility. This home backs onto greenspace in a quiet cul-de-sac and is only attached on one side for added privacy.

The layout supports true single-level living, with everything you need on the main floor – including the primary bedroom, walkthrough ensuite with skylight, main floor laundry, and a second bedroom and full bathroom for guests or a home office.

In total, the home features four bedrooms and three full bathrooms, with a fully finished walkout basement that includes two additional bedrooms, a third bathroom, a large rec space, and a second gas fireplace. The basement is also roughed-in for in-floor heating.

Additional highlights include high ceilings, luxury vinyl plank flooring throughout (carpet only on stairs), newer appliances, a newer furnace and hot water tank, and no Poly-B plumbing. The double attached garage offers plenty of storage, and there's just one step from the front entry into the home for easy access.

The well-managed complex has no age



restrictions, and the condo fee covers common area maintenance, snow removal, and reserve fund contributionsâ€”providing residents with peace of mind and an easier day-to-day lifestyle. You'll enjoy convenient access to the town centre as well as the TransCanada Highway for commuting to Calgary or weekend trips to the mountains.

Built in 1998

Essential Information

MLS® #	A2209415
Price	\$649,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,338
Acres	0.15
Year Built	1998
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	4, 220 Bow Ridge Court
Subdivision	Bow Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1T8

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Back Yard, Cul-De-Sac, Lawn, Low Maintenance Landscape, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 9th, 2025
Days on Market	17
Zoning	R-MX

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.