



THE
A-TEAM

**RE/MAX
FIRST**

51 BOW RIDGE Drive, Cochrane T4C 1V5

MLS® #: **A2119853**

Area: **Bow Ridge**

Listing Date: **04/04/24**

List Price: **\$574,900**

Status: **Pending**

County: **Rocky View County**

Change: **-\$24k, 24-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Cochrane**
Year Built: **1999**
Lot Information
Lot Sz Ar: **5,285 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,818**
Low Sqft:
Ttl Sqft: **1,818**

DOM

45
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Sloped**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Brick,Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood,Linoleum,Vinyl**
Water Source:
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Window Coverings**
Int Feat: **Kitchen Island,Pantry,See Remarks,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	16`5" x 10`5"
Living Room	Main	12`0" x 15`1"
Laundry	Main	0`0" x 0`0"
Bedroom	Second	11`1" x 10`2"
4pc Ensuite bath	Second	0`0" x 0`0"
Bedroom	Basement	10`5" x 13`5"
4pc Bathroom	Basement	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	18`8" x 18`11"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Second	14`6" x 15`5"
Bedroom	Second	11`11" x 14`7"
4pc Bathroom	Second	0`0" x 0`0"
Game Room	Basement	18`2" x 27`8"
Furnace/Utility Room	Basement	7`3" x 15`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-LD

9912966

Remarks

Pub Rmks:

This wonderful family home features recently refinished hardwood floors, 17 ft ceiling in the living room with gas fireplace and lots of windows overlooking the back deck and yard space. A good size kitchen with lots of cabinets and counter space, center island with breakfast bar and newer built in dishwasher. Also a corner pantry space. Formal dining room which could also be used as an office if needed. The laundry space on the main level has shelving and a sink. On the upper level you will find a loft area currently used as an office that overlooks the living room below, three good sized bedrooms each with walk in closets and the primary bedroom has its own ensuite with soaker tub, separate shower and updated flooring. The lower level is completely finished with a large family room with a corner natural gas stove on a thermostat to keep it nice and toasty warm in the winter months making this a perfect TV room or gaming area. There is another bedroom here and full washroom. Also a double attached front garage. All this in the neighborhood of Bow Ridge with walking paths at the end of the street that lead down to the Bow River and connect to downtown.

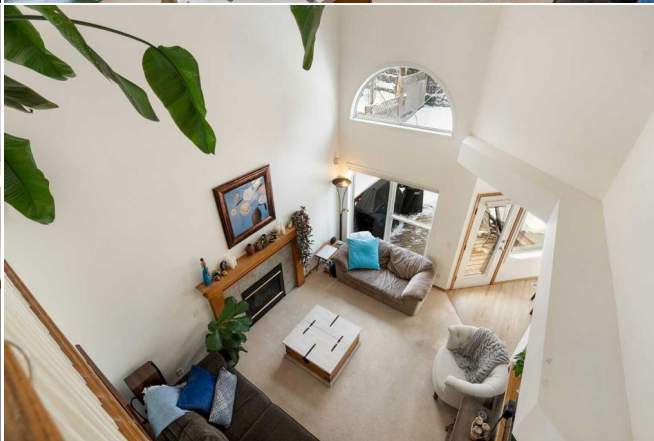
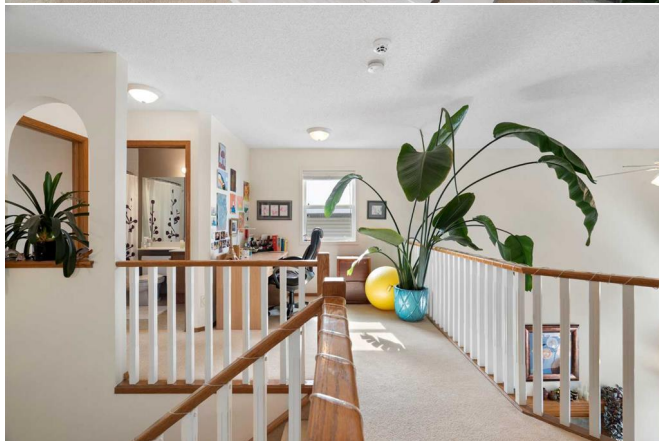
Inclusions:
Property Listed By:

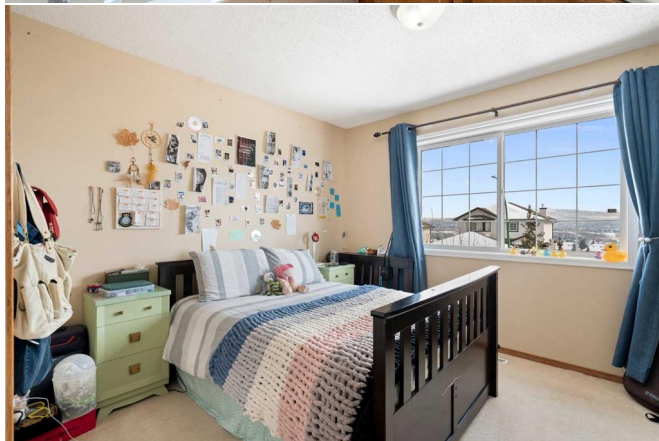
**Toro Lawnmower
Royal LePage Benchmark**

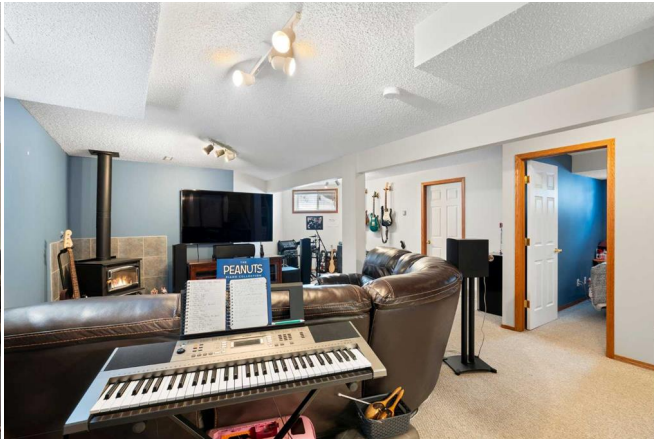
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













51 Bow Ridge Dr, Cochrane, AB

Main Building: Total Exterior Area Above Grade: 10'18.54 sq ft



White regions are excluded from total floor area in COULDER floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

