



THE
A-TEAM

**RE/MAX
FIRST**

117 BOW RIDGE Drive #10, Cochrane T4C 2G9

MLS® #: **A2160602** Area: **Bow Ridge** Listing Date: **08/31/24** List Price: **\$439,000**
 Status: **Active** County: **Rocky View County** Change: **-\$10k, 14-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Cochrane**
 Year Built: **2001**
Lot Information
 Lot Sz Ar: **1,980 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,307**
 Low Sqft:
 Ttl Sqft: **1,307**

DOM

18
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**

Parking

Ttl Park: **3**
 Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,No Neighbours Behind,See Remarks,Views**
 Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,See Remarks**
 Sewer:
 Ext Feat: **Balcony,Private Entrance**

Construction: **Wood Frame**
 Flooring: **Carpet,Hardwood,Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Central Vacuum,Closet Organizers**
 Utilities:

Room Information

| Room | Level | Dimensions |
|-----------------------------|-----------------|-----------------------|
| Kitchen | Main | 11`6" x 8`2" |
| Living Room | Main | 13`3" x 12`6" |
| Other | Basement | 6`8" x 5`11" |
| Furnace/Utility Room | Basement | 8`10" x 8`2" |
| Bedroom - Primary | Second | 14`3" x 10`11" |
| Bedroom | Second | 9`7" x 8`6" |
| 3pc Bathroom | Basement | 12`3" x 5`11" |

| Room | Level | Dimensions |
|---------------------|-----------------|----------------------|
| Dining Room | Main | 9`4" x 7`5" |
| Game Room | Basement | 21`5" x 12`6" |
| Laundry | Basement | 5`11" x 2`11" |
| Balcony | Main | 9`8" x 9`8" |
| Bedroom | Second | 10`2" x 10`1" |
| 2pc Bathroom | Main | 5`6" x 4`11" |
| 4pc Bathroom | Second | 7`11" x 4`11" |

4pc Ensuite bath

Second

7`11" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$400

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-MX

Legal Desc: **0113522**

Remarks

Pub Rmks:

PRICE REDUCED! BOOK YOUR SHOWING TODAY! Welcome to this beautiful two storey 3 bedroom, 3.5 bath townhome in the peaceful community of Bow Ridge! Come and see all that this offers and you will want it to be yours! As you come up to the inviting front entrance and enter the home, you step into a welcoming foyer. From there, it leads to you to the open kitchen and bright eating area. Entertain in your great family room with lots of space for everyone! Large windows let in tons of natural light, and there is a gas fireplace for those chilly nights. Step out to your sunny, private balcony to enjoy your morning coffee or a cool drink in the afternoon, and take in the incredible views of Cochrane and the foothills! You will be in awe! There is a convenient powder room on this level as well. As you make your way upstairs, you will love the three large bedrooms and a bathroom on this level. The primary bedroom has a walk-in closet and an ensuite with full bathtub and shower! The views from this bedroom are amazing too! The fully developed walk-out basement includes a rec room, a wet bar and a second fireplace! There is also a bathroom and laundry room here. The patio door opens onto a spacious deck with lots of green space right out your door! The double attached garage is heated and insulated, and there is additional space on the driveway in front for two more cars! This location is very handy to get into town or head out on the highway. Cochrane is a vibrant town with every amenity you could want! Book your showing today and make this home your own!

Inclusions:
Property Listed By:

N/A
MaxWell Canyon Creek

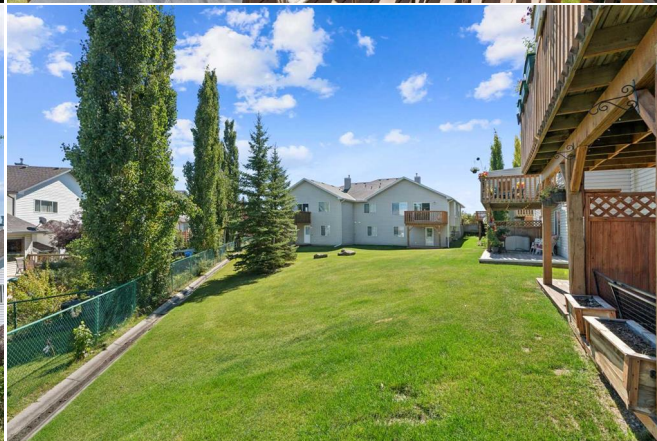
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

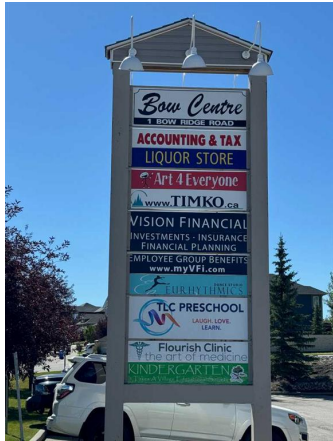












10 117 Bow Ridge Dr, Cochrane, 08.29.2024

| | |
|----------|---------------------------------------|
| Main | 632.28 sq ft / 58.74 m ² |
| Upper | 678.04 sq ft / 62.71 m ² |
| RMS Area | 1207.32 sq ft / 111.45 m ² |
| Basement | 527.02 sq ft / 48.86 m ² |
| Total | 1834.34 sq ft / 170.41 m ² |

