



THE
A-TEAM

**RE/MAX
FIRST**

134 BOW RIDGE Court, Cochrane T4C 1T4

MLS®#: **A2168201** Area: **Bow Ridge** Listing Date: **09/27/24** List Price: **\$714,900**
 Status: **Active** County: **Rocky View County** Change: **-\$10k, 17-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Cochrane**
 Year Built: **1998**
Lot Information
 Lot Sz Ar: **5,823 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,272**
 Low Sqft:
 Ttl Sqft: **1,272**

DOM

32
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot,Cul-De-Sac,Front Yard,Lawn,Gentle Sloping,Street Lighting,Private,Treed**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **High Ceilings,No Smoking Home,Open Floorplan,Pantry,Stone Counters,Storage,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	15`10" x 6`9"	Living Room	Main	17`11" x 12`10"
Kitchen With Eating Area	Main	15`11" x 12`11"	Dinette	Basement	11`4" x 13`0"
Bedroom	Main	9`11" x 10`2"	Bedroom	Main	9`1" x 10`4"
4pc Bathroom	Main	8`11" x 5`0"	Bedroom - Primary	Main	11`0" x 13`9"
3pc Ensuite bath	Main	8`0" x 5`0"	Balcony	Main	9`10" x 13`9"
Bedroom	Basement	12`11" x 12`7"	Game Room	Basement	25`1" x 13`8"
Bedroom	Basement	11`11" x 17`10"	4pc Bathroom	Basement	8`11" x 8`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R-LD

9711809

Remarks

Pub Rmks: **Spectacular fully finished walkout bi-level in the sought after and family friendly community of Bow Ridge. Welcome home! Huge corner lot right across from the Bow Ridge greenspace. This well appointed, 1272 square foot 4 bed, 3 bath home has tonnes of renovations and showcases pride of ownership in every detail. Step inside to discover a beautifully designed home featuring vaulted ceilings and neutral finishes. Large South and West facing windows flood the space with natural light, enhancing the bright and open layout. Elegant vinyl plank and hardwood flooring runs throughout, creating a seamless flow between rooms. The functional layout includes a spacious living room. The fully renovated sleek kitchen has quartz countertops, tiled backsplash, stainless steel appliances, pantry, eat-up bar and elegant white cabinetry offering plenty of counter and storage space. This modern kitchen offers both beauty and functionality making it the perfect space for cooking and entertaining. Adjacent to the kitchen is the dining area and offers access through the door to the huge private balcony over looking the fully landscaped and fenced backyard perfect for outside entertaining. The spacious primary bedroom, which boasts an three-piece ensuite with a spacious stand-up shower and lots of closet space. Two additional bedrooms provide plenty of room for family or guests, accompanied by another well-appointed 4-piece bathroom. Head downstairs to the fully finished walkout basement complete with a huge recreation/games room making it the perfect place to relax and enjoy memorable moments. It also includes the fourth and fifth bedrooms and a four-piece bathroom with huge jetted Jacuzzi tub, providing both comfort and functionality. The spacious laundry room with lots of extra storage complete this level. Fully landscaped and fenced backyard with RV parking. Double attached garage with work bench and lots of storage. Additionally, the property is close to all essential amenities, pathways, parks and schools, ensuring that everything you need is within easy reach. Easy access to downtown Cochrane and quick escape to the mountains. Fully transferable roof repair warranty from shake pro to Aug 2028. Book your showing today!**

Inclusions: **N/A**
Property Listed By: **2% Realty**

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













