



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**55 BOW RIDGE Crescent, Cochrane T4C1T9**

MLS®#: **A2173014**      Area: **Bow Ridge**      Listing Date: **10/17/24**      List Price: **\$700,000**  
 Status: **Pending**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**  
 Year Built: **1998**  
Lot Information  
 Lot Sz Ar: **5,339 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,888**  
 Low Sqft:  
 Ttl Sqft: **1,888**

DOM

**11**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Few Trees,Front Yard,Lawn,Landscaped,Level,Street Lighting**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Cedar Shake**  
 Heating: **Fireplace(s),Forced Air**  
 Sewer:  
 Ext Feat: **Private Entrance,Private Yard**

Construction: **Mixed**  
 Flooring: **Carpet,Ceramic Tile,Hardwood,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
 Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`4" x 6`0"	Living Room	Main	10`11" x 12`11"
Kitchen	Main	13`0" x 14`0"	Dining Room	Main	9`11" x 10`0"
Bonus Room	Main	10`1" x 11`3"	Laundry	Main	6`8" x 9`8"
Bedroom - Primary	Upper	12`0" x 15`5"	Bedroom	Upper	10`8" x 11`3"
Bedroom	Upper	10`0" x 10`11"	Bedroom	Basement	9`6" x 10`8"
Family Room	Basement	13`0" x 13`3"	Flex Space	Basement	9`11" x 10`1"
Bedroom	Basement	9`6" x 10`10"	Storage	Basement	4`5" x 10`7"

2pc Bathroom  
4pc Ensuite bath

Main  
Upper

4`10" x 6`0"  
9`2" x 12`0"

4pc Bathroom  
4pc Bathroom  
Legal/Tax/Financial

Upper  
Basement

4`11" x 8`0"  
5`6" x 7`2"

Title:  
**Fee Simple**  
Legal Desc:

**9811959**

Zoning:  
**R-LD**

Remarks

Pub Rmks:

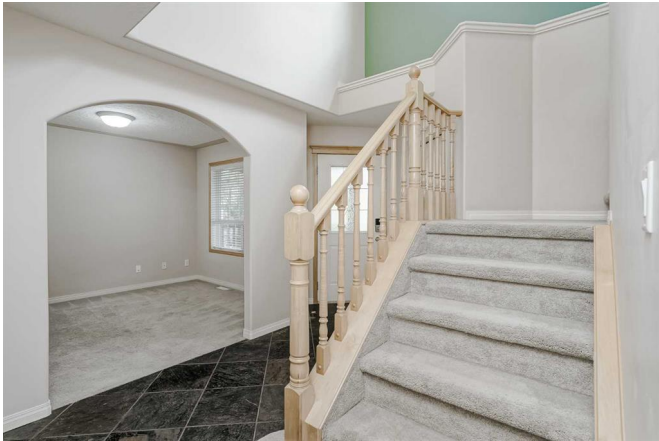
**Welcome to this stunning 5-bedroom, 3.5-bathroom home offering over 2,500 square feet of beautifully designed living space, located in a mature, family-friendly neighborhood. Boasting a fully finished walkout basement, an extended garage with 220V power, hot and cold water taps, and in-floor heating—perfect for a workshop or added storage. The open-concept main floor features a spacious island kitchen with a breakfast bar, stainless steel appliances, a gas cooktop, a wall oven, and a corner pantry, making it an ideal space for cooking and entertaining. Adjacent is the bright and inviting great room, complete with a 3-sided gas fireplace, offering warmth and ambiance for family gatherings. A formal dining room or main-floor den provides flexible space for work or entertaining. Upstairs, you'll find three generous-sized bedrooms, including the primary suite with a large 4-piece ensuite featuring a clawfoot soaker tub, separate shower, and convenient laundry chute. The additional 4-piece bathroom on this level makes it perfect for families. The fully finished walkout basement, with in-floor heating, adds two more bedrooms, a family room, a hobby space, and a 4-piece bathroom, offering plenty of room for guests or growing families. The home is full of charming character accents like niches, archways, knockdown ceilings, and rounded corners, all adding to the inviting atmosphere. Noteworthy updates include two new hot water tanks in 2020, ensuring modern efficiency. Outside, the home features a covered deck with a gas outlet for year-round barbecues, a fenced backyard, and great curb appeal with a welcoming front porch. Situated close to walking paths, the Bow River, sports fields, and one of the best toboggan hills in Cochrane, this home is perfect for enjoying the great outdoors.**

Inclusions:  
Property Listed By:

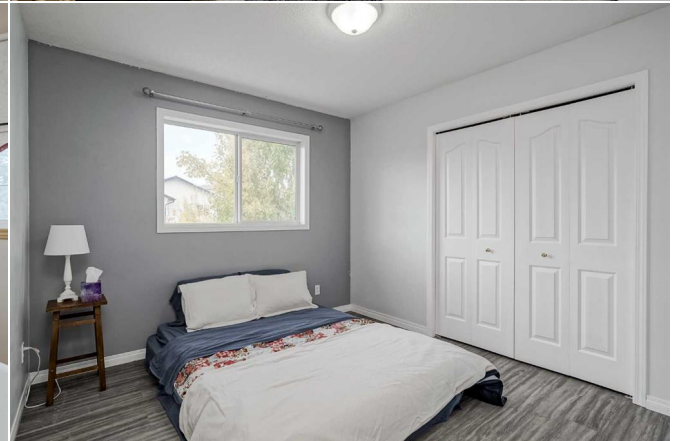
**N/A**  
**eXp Realty**

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













Property boundary lines are approximate



Property boundary lines are approximate

