



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**13 BOW RIDGE Drive, Cochrane T4C 1V6**

MLS®#: **A2181793**      Area: **Bow Ridge**      Listing Date: **12/02/24**      List Price: **\$639,000**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Cochrane**      Finished Floor Area  
 Year Built: **2004**      Abv Sqft: **1,953**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **4,890 sqft**      Ttl Sqft: **1,953**  
 Lot Shape:

DOM

**51**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Access:  
 Lot Feat: **Back Yard,City Lot,Front Yard,Landscaped**  
 Park Feat: **Double Garage Attached,Off Street**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range,Refrigerator,Washer**  
 Int Feat: **Kitchen Island,Laminate Counters,Open Floorplan,Pantry,Soaking Tub**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Laundry	Main	5`9" x 7`3"	Pantry	Main	3`11" x 8`8"
Kitchen	Main	11`11" x 12`11"	Dining Room	Main	11`11" x 10`9"
Living Room	Main	15`1" x 16`2"	2pc Bathroom	Main	4`10" x 5`2"
Entrance	Main	5`9" x 6`8"	Other	Main	14`10" x 8`1"
4pc Bathroom	Upper	7`8" x 5`0"	Bedroom	Upper	11`2" x 9`7"
Bedroom - Primary	Upper	15`5" x 12`0"	Walk-In Closet	Upper	6`5" x 5`0"
4pc Ensuite bath	Upper	8`1" x 11`1"	Bedroom	Upper	11`2" x 9`7"

**Bonus Room**  
**Flex Space**  
**4pc Bathroom**

**Upper**  
**Basement**  
**Basement**

**19`0" x 11`10"**  
**10`10" x 11`4"**  
**7`7" x 6`4"**

**Bedroom**  
**Other**  
**Bedroom**  
Legal/Tax/Financial

**Basement**  
**Basement**  
**Basement**

**10`11" x 9`5"**  
**14`4" x 11`2"**  
**12`3" x 15`5"**

Title:  
**Fee Simple**  
Legal Desc:

**0212460**

Zoning:  
**R1**

Remarks

Pub Rmks: **This beautifully finished 3+2 bedroom home by Kingsmith Homes combines comfort and modern upgrades, featuring brand-new luxury vinyl plank flooring, plush carpet, fresh paint, and updated fixtures throughout. The open-concept main floor is perfect for entertaining, with a cozy gas fireplace, a walkthrough pantry leading to the main floor laundry, and a 2-piece bath. Upstairs, you'll find a spacious bonus room, two large bedrooms, a 4-piece bath, and a primary suite with a walk-in closet and luxurious 4-piece ensuite. The fully finished basement includes two bedrooms, a versatile family room, another 4-piece bath, and ample storage space. Enjoy year-round comfort with central air, a south-facing backyard with a deck, and a large attached garage with ceiling storage. This home has everything your family needs and more**

Inclusions: **N/A**  
Property Listed By: **PG Direct Realty Ltd.**

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





