

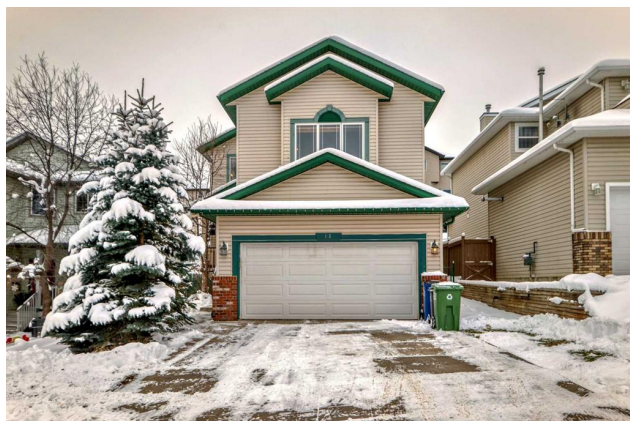


THE
A-TEAM

**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

19
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



