



GRASSROOTS
REALTY GROUP

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**3, 117 Bow Ridge Drive
Cochrane, Alberta**

MLS # A2318945



\$464,900

Division:	Bow Ridge		
Type:	Residential/Other		
Style:	Bungalow		
Size:	1,121 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 475
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Vinyl Windows		

Inclusions: N/A

Sunday AND Monday OPEN HOUSE 1-3PM... **PRICE REDUCTION!!!!** This open-concept BUNGALOW condo in beautiful Cochrane is part of an intimate 16-unit development. Perched high in the hills of Bow Ridge, it offers single-level living, a charming covered front porch perfect for morning coffee, and a west-facing back deck. Kitchen with island flows into the living/dining area, creating a great space for entertaining. The spacious primary bedroom fits a king-size bed and features a two-piece ensuite plus mainfloor laundry. The second bedroom works well as a guest room or office.. An expansive unfinished basement provides ample storage or room for your ideas. The attached double garage offers direct access from the front entry. Set in a quiet, well-managed complex with a solid reserve fund. Updates include a New roof (2026), New flooring in 2022, New fridge and dishwasher in 2026, New stove 2024. Walking paths and trails very close by. True Bungalows do not become available very often... Don't miss this opportunity! No poly-B in this home. 3 months condo fees PAID upon closing!!