



GRASSROOTS
REALTY GROUP

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**151 Bow Ridge Crescent
Cochrane, Alberta**

MLS # A2327661



\$575,000

Division:	Bow Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,837 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Irregular Lot, Landscaped, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

FULLY FINISHED | WALKOUT BASEMENT | ENSUITE | 4 BEDROOMS | MAIN FLOOR OFFICE | Welcome to 151 Bow Ridge Crescent, a 4-bedroom walk-out home offering stunning valley views! A bright foyer leads through an elegant archway into the spacious living room that features a gas fireplace. Large windows fill the space with natural light while showcasing views of the Cochrane valley and the Big Hill. The kitchen is designed for everyday living and entertaining, featuring maple cabinetry, a central island, corner pantry, and large windows overlooking the backyard. Step onto the deck to enjoy your morning coffee with the sunrise or summer BBQs. Off the kitchen you'll find a dedicated office/play room, 2-piece bathroom, a functional mudroom, and access to the heated double attached garage. Upstairs you'll find a convenient laundry room, two spacious bedrooms, a 4-piece bathroom, and a relaxing primary retreat with beautiful views, a walk-in closet, and a private ensuite with a corner soaker tub. The fully finished walk-out basement extends the living space with a large fourth bedroom, 3-piece bathroom, spacious family room, and wet bar, while oversized windows keep the space bright and inviting. Outside, the landscaped backyard features a retaining wall creating a flat grassy area for kids and pets, with a lower level surrounded by mature trees and established landscaping. Located directly across from a playground and just a short walk to Bow Ridge's popular sledding hill, soccer fields, baseball diamond, and the scenic pathways along the Bow River and Jumping Pound Creek, this home offers the perfect blend of comfort, views, and outdoor living. Book your showing today to find out why Living in Cochrane is Loving where you Live!

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