



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

10, 117 Bow Ridge Drive
Cochrane, Alberta

MLS # A2334129

\$499,000

Division:	Bow Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,300 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Rectangular Lot, See Remarks,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 473
Basement:	Full	LLD:	4-26-4-W5
Exterior:	Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home, See Remarks, Walk-In Closet(s), Wet Bar		

Inclusions: security system (as is), 2nd fridge in lower level

This lovely townhouse is part of the desirable Aspen Heights Condominiums (16 units total) and offers many amenities that others do not, from the attached double garages to the walk-out basements (on some of the units). Set high on the hill on the south side of Cochrane, with an nearby extensive path system, some that lead down to the Bow River, it offers a view across the Bow River valley and backs onto a common green space. This unit features a large kitchen, a large living room with a corner gas fireplace, and a spacious eating nook leading to the main level deck. The second storey features two attractive bedrooms, a 4 piece main bath, a very large primary bedroom with its own 4 piece ensuite bath and a large walk-in closet. The view from this bedroom is even better! The fully finished walk-out basement has a large family room with a second fireplace, a very attractive wet bar, patio doors leading to the lower patio, a full bath and laundry. Rarely does a walkout townhouse come for sale in this complex. When you add in the views of the Bow River Valley, a private part of Cochrane and access to the extensive hiking/biking paths, you have a special property that truly must be seen to be appreciate.