



GRASSROOTS
REALTY GROUP

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**24 Bow Ridge Road
Cochrane, Alberta**

MLS # A2344440



\$849,900

Division:	Bow Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,405 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Smoking Home, Pantry, Soaking Tub, Storage, Wet Bar		

Inclusions: Shed in the Back Yard, Pool Table Negotiable, fridge in the basement.

This is the kind of home that makes you want to stay awhile. Beautifully designed and thoughtfully finished, this impressive previous show home in Bow Ridge offers 3,253 sq. ft. of total developed living space, giving you room to grow, gather and truly enjoy every season of life. From the moment you walk through the oversized entryway, you'll appreciate the generous closet space. The main living area is a showstopper, with soaring floor-to-ceiling windows that flood the space with natural light and create a warm, inviting living space. Gather around the gas fireplace with family and friends or enjoy the seamless flow into the kitchen, where abundant cabinetry, a large pantry and new appliances make everyday living and entertaining easy. Has been voted best designed kitchen! The main floor also offers a private office—perfect for working from home, studying or creating a quiet space of your own. Enjoy the convenience of a large main floor laundry room, complete with shelving, counter space & a sink! Upstairs, three spacious bedrooms provide plenty of room for everyone, as well as a large bonus room with vaulted ceilings. The primary bedroom features a 4 piece ensuite bathroom with a gorgeous soaker tub, a true retreat. The walkout basement is complete with a wet bar, second gas fireplace, large storage room and flexible bedroom/office/gym space, this level is made for movie nights, entertaining, guests, hobbies or simply enjoying the extra living space. Central A/C keeps you comfortable through the warmer months, while the large driveway provides plenty of parking. Outside, enjoy the beautifully landscaped yard, mature trees and privacy. The south-facing front yard brings beautiful afternoon and evening light. Enjoy being close to parks, pathways and the Bow River, with everyday amenities nearby and the Rocky Mountains just 30 minutes away.

Whether you’re looking for space to raise a family or room to entertain, this Bow Ridge property invites you to come in, settle down and make yourself at home.