



GRASSROOTS
REALTY GROUP

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11 Bow Ridge Link Cochrane, Alberta

MLS # A2348112



\$587,000

Division:	Bow Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,894 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautiful family home offering over 2,500 square feet of developed living space in the desirable community of Bow Ridge. Step inside to a bright and welcoming foyer that leads into the open-concept living, dining, and kitchen area, thoughtfully designed for both everyday living and entertaining. The stunning stone-faced gas fireplace creates a warm, inviting atmosphere and serves as the focal point of the main living space. Conveniently located just off the mudroom, the main floor laundry room provides easy access and everyday functionality. Upstairs, the bright and spacious central bonus room offers the perfect space for family movie nights, a playroom, or a home office. The generous primary suite features a walk-in closet and a well-appointed ensuite complete with a separate shower and a relaxing soaker tub. The fully developed lower level offers exceptional flexibility with a large recreation room that can easily function as a family room, games room, home gym, or children's play area. A spacious fourth bedroom includes its own private four-piece ensuite and a convenient wet bar, creating the perfect retreat for guests, extended family, or older children seeking their own private space. Outside, enjoy the beautifully landscaped west-facing backyard with mature trees and shrubs, providing both privacy and the perfect setting to soak up the afternoon and evening sunshine. Bow Ridge offers the ideal blend of convenience and natural beauty, featuring parks, playgrounds, a ball field, a small neighbourhood commercial area, kilometres of scenic walking pathways, and easy access to the Bow River and Jumping Pound Creek. This is a wonderful opportunity to enjoy spacious family living in one of Cochrane's most established communities. Book your showing today!

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