



GRASSROOTS
REALTY GROUP

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**151 Bow Ridge Crescent
Cochrane, Alberta**

MLS # A2351846

\$573,000

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:	220 Volt Wiring, Double Garage Attached, Driveway, Front Drive, Heated Gar		
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:	Wood	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Laminate Counters, Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s)		

Inclusions: Shed

This walk-out home with views of Cochrane Hill has plenty of potential for buyers looking to take on a renovation project. The spacious, bright foyer leads into a living room with a gas fireplace and large windows showcasing the views. A kitchen with island and corner pantry, a dedicated office, a 2-piece bathroom, and access to the double attached, heated garage round out the main floor. Upstairs offers three bedrooms, including a primary bedroom with walk-in closet and ensuite, a full bathroom, and upper-floor laundry. The fully finished walk-out basement includes a fourth bedroom, family room, wet bar, and 3-piece bathroom. Outside, the landscaped backyard features mature trees and multiple levels of outdoor space. The home is built to engineered structural specifications, giving home a solid foundation. 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 great bones in a mature neighborhood. Property is not affected by the neighbourhood gabion wall. Book your showing today to find out why Living in Cochrane is Loving where you Live!