

# \$639,900 - 4, 220 Bow Ridge Court, Cochrane

MLS® #A2209415

**\$639,900**

4 Bedroom, 3.00 Bathroom, 1,338 sqft  
Residential on 0.15 Acres

Bow Ridge, Cochrane, Alberta

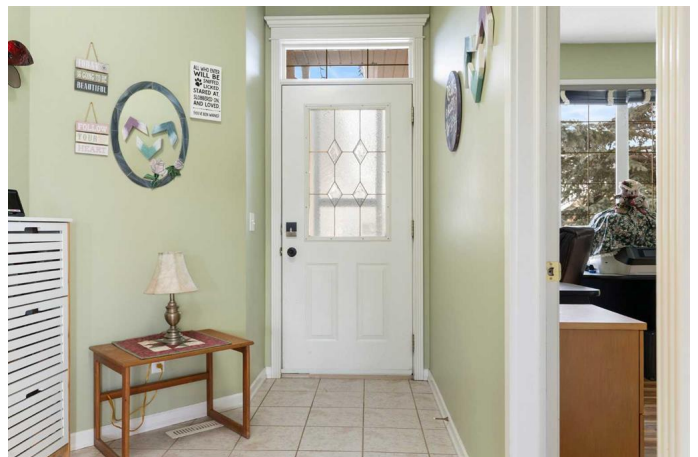
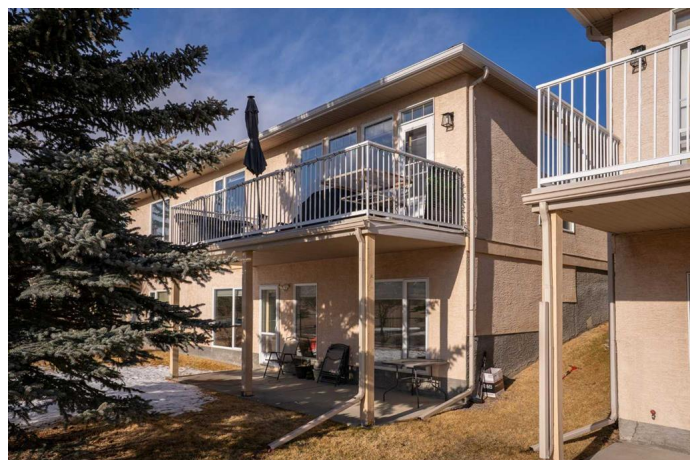
Located in the established community of Bow Ridge, this rare bungalow-style walkout villa offers low-maintenance living with thoughtful updates throughout. Bungalows of any type are hard to come by in Cochrane and are highly sought-after for their versatility and accessibility. This home backs onto greenspace in a quiet cul-de-sac and is only attached on one side for added privacy.

The layout supports true single-level living, with everything you need on the main floor – including the primary bedroom, walkthrough ensuite with skylight, main floor laundry, and a second bedroom and full bathroom for guests or a home office.

In total, the home features four bedrooms and three full bathrooms, with a fully finished walkout basement that includes two additional bedrooms, a third bathroom, a large rec space, and a second gas fireplace. The basement is also roughed-in for in-floor heating.

Additional highlights include high ceilings, luxury vinyl plank flooring throughout (carpet only on stairs), newer appliances, a newer furnace and hot water tank, and no Poly-B plumbing. The double attached garage offers plenty of storage, and there's just one step from the front entry into the home for easy access.

The well-managed complex has no age



restrictions, and the condo fee covers common area maintenance, snow removal, and reserve fund contributionsâ€”providing residents with peace of mind and an easier day-to-day lifestyle. You'll enjoy convenient access to the town centre as well as the TransCanada Highway for commuting to Calgary or weekend trips to the mountains.

Built in 1998

### **Essential Information**

MLS® #	A2209415
Price	\$639,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,338
Acres	0.15
Year Built	1998
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	4, 220 Bow Ridge Court
Subdivision	Bow Ridge
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1T8

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Cul-De-Sac, Lawn, Low Maintenance Landscape, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 9th, 2025
Days on Market	34
Zoning	R-MX

## Listing Details

Listing Office	Royal LePage Benchmark
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