

10, 117 Bow Ridge Drive
Cochrane, Alberta

MLS # A2160602



\$439,000

Division:	Bow Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey, Side by Side		
Size:	1,307 sq.ft.	Age:	2001 (23 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.05 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, See Remarks, Views		

Heating:	Fireplace(s), Forced Air, See Remarks	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers		

Inclusions: N/A

PRICE REDUCED! BOOK YOUR SHOWING TODAY! Welcome to this beautiful two storey 3 bedroom, 3.5 bath townhome in the peaceful community of Bow Ridge! Come and see all that this offers and you will want it to be yours! As you come up to the inviting front entrance and enter the home, you step into a welcoming foyer. From there, it leads to you to the open kitchen and bright eating area. Entertain in your great family room with lots of space for everyone! Large windows let in tons of natural light, and there is a gas fireplace for those chilly nights. Step out to your sunny, private balcony to enjoy your morning coffee or a cool drink in the afternoon, and take in the incredible views of Cochrane and the foothills! You will be in awe! There is a convenient powder room on this level as well. As you make your way upstairs, you will love the three large bedrooms and a bathroom on this level. The primary bedroom has a walk-in closet and an ensuite with full bathtub and shower! The views from this bedroom are amazing too! The fully developed walk-out basement includes a rec room, a wet bar and a second fireplace! There is also a bathroom and laundry room here. The patio door opens onto a spacious deck with lots of green space right out your door! The double attached garage is heated and insulated, and there is additional space on the driveway in front for two more cars! This location is very handy to get into town or head out on the highway. Cochrane is a vibrant town with every amenity you could want! Book your showing today and make this home your own!