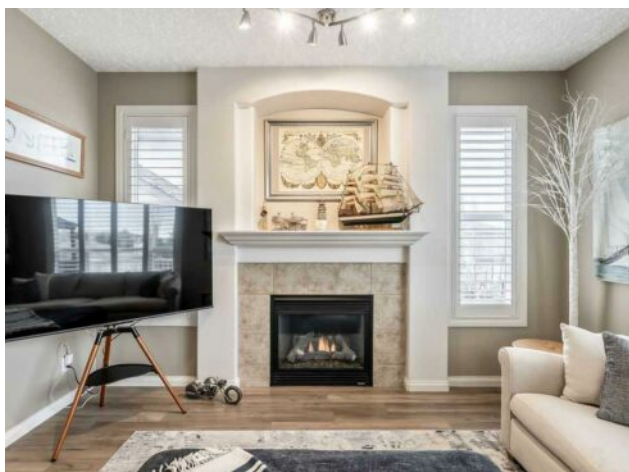


149 Bow Ridge Crescent Cochrane, Alberta

MLS # A2219540


\$675,000

Division:	Bow Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,838 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Rectangular Lot, Sloped Down, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, High Ceilings, Pantry, Stone Counters, Walk-In Closet(s)		

Inclusions: Hot Tub, Shed

Situated in the established community of Bow Ridge, 149 Bow Ridge Crescent offers space, comfort, and scenic views in one of Cochrane's most naturally beautiful settings. With 2,598 sq.ft. of total finished living space, this fully developed walkout home features 4 bedrooms, 3.5 bathrooms, and a layout that's both versatile and welcoming. The main level opens with a bright, open-concept design that includes an upgraded kitchen with modern finishes, a spacious living area with large windows, and a dining space that leads to an elevated deck—perfect for enjoying panoramic views of Cochrane and the valley beyond. A bedroom on the main floor provides excellent flexibility for guests, a home office, or multi-generational living. Upstairs, you'll find three generously sized bedrooms, including a private primary retreat with a walk-in closet and ensuite bath, plus another full bathroom and a convenient upper-level laundry area. The fully finished walkout basement offers additional living space with a large entertainment area, a flexible room ideal for a gym or hobby space, and a full bathroom featuring a relaxing steam shower. The basement also features in-floor heating for year-round comfort. The backyard is a standout feature of this property, designed for easy living and minimal upkeep. The lower walkout level includes a concrete patio, a hot tub, and a maintenance-free yard complete with artificial turf—perfect for relaxing or entertaining without the hassle of ongoing yardwork. Whether you're enjoying the sun or hosting friends, the space is private, practical, and ready to use. Additional highlights include a double front attached garage and a park located directly across the street—ideal for families or anyone who appreciates walkable green space. With access to nearby walking paths and just a short

drive to Cochrane’s downtown amenities, this Bow Ridge home offers a rare combination of space, function, and low-maintenance living in a scenic and family-friendly community.