

144 Bow Ridge Drive
Cochrane, Alberta

MLS # A2272332



\$625,000

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| Division: | Bow Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,937 sq.ft. | Age: | 2002 (23 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | 220 Volt Wiring, Double Garage Attached | | |
| Lot Size: | 0.01 Acre | | |
| Lot Feat: | Landscaped, Level, Rectangular Lot, Treed | | |

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| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | R-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, Built-in Features, Ceiling Fan(s), Kitchen Island, Pantry, Storage, Track Lighting | | |

Inclusions: NA

Imagine driving home to your one little piece of tranquility in the middle of the Foothills of the Rockies. Imagine a place just minutes from the Bow River. …yet close to shopping, schools, parks, hiking…and nature… Welcome…..home….. This 2 story, 4 Bedroom walkout has just what the family needs. SPACE…3 ample sized bedrooms upstairs WITH VIEWS! 2 Full Bathrooms including an ensuite! And a Bonus room, for the families late night impromptu gatherings, nestled beside 1 of the homes 3 gas FIREPLACES. The main floor starts with a large, BRIGHT, two story entryway. The kitchen boats a good sized ISLAND, loads of cabinets, lots of pot drawers, loads of counter top space for meal prepping of the Holiday Feast to come, and a walkin pantry of course. The dinning area has ample room for a large family. After dinner…the choice of where to enjoy that post meal glow is, perhaps a little weather dependent, heading out the door in front of you to the composite deck over looking your large back yard (where you’ve just encouraged/tossed the kids to play)…or the family room where we can cuddle up beside yet another gas FIREPLACE and listen to Uncle Bill’s latest escapades. Downstairs is yet another large living space. ANOTHER GAS FIREPLACE (yup…that’s 3). Another big BEDROOM. Another full bath. This all of course links to the walkout. The BIG BACKYARD starts in a nice private covered patio area. From there you can see all the backyard has to offer. It is large with plenty of room for sheds, trampolines, swings, play structures…..hot tub...… Even room to add apple and/or pair trees if that’s your thing. And space for a dog run. For the garage folk among us. It is fully DRYWALLED and INSULATED boasting 220amp service, a

GAS LINE, and separate door. Even the driveway can accommodate 4 more cars. If you want your own piece of calm…without living off grid….this just may be the one. Come check this HOME out…