



GRASSROOTS
REALTY GROUP

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**36 Bow Ridge Link
Cochrane, Alberta**

MLS # A2228783



\$550,000

Division:	Bow Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,385 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Pie Shaped Lot, Sloped Down, Views		

Heating:	Baseboard, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Wet Bar		
Inclusions:	Garage door opener with one control		

Amazing East views in this lovely Bungalow. This property comes with a total of 3 bedrooms, The Primary bedroom upstairs plus a main floor office, a large kitchen with plenty of cabinetry, a living room which faces east with a gas fireplace, and the dining room. A powder room completes this level. On the lower walk out level, there is a second gas fireplace, 2 large bedrooms, a 4 piece bathroom. A large family room with tons of space for your pool table. There is a roughed in bar. In floor hot water heater, plus forced air. And Central Air makes this home comfortable year round. This home is on the Bow Ridge wall. Please research for your own due diligence.